

SOCIO-ECONOMIC IMPACT REPORT-CUM-DIAGNOSTIC
STUDY ON
HOMESTAY SCHEME OF THE GOVERNMENT OF SIKKIM
UNDER THE 13th FINANCE COMMISSION

Report prepared by: Ecotourism and Conservation Society of Sikkim (ECOSS)

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Contents

Page

Foreward

Chapter 1 – Introduction 6-10

1.1 Concept of Homestays

1.2 Homestays in Sikkim

1.2.1 Background

1.2.2 Evolution of homestays in Sikkim

1.3 Role and Importance of homestays in Sikkim

1.4 Homestay promotion under the 13th Finance Commission Project

1.5 Need for the Report and Study

1.6 Objectives of the study/survey

Chapter 2 - Research Methodolody 11-15

2.1 General

2.2 Sample Size

2.3 Primary Data

2.4 Observation

2.5 Focus Group Discussions

2.6 Interviews

2.7 Case Studies

2.8 Limitations of the Study

Chapter 3 – Key Findings 16-33

3.1 Overall Status of Completion of homestays

3.2 Status of Completion of Rural Tourism Facilitation Centres

3.3 Status of Homestay Registrations

3.4 Status of Training of Homestay beneficiaries and quality of training programme

3.5 Selection of beneficiaries

3.6 Design of the homestays

3.7 Homestay Construction

3.8 Memorandum of Understanding

3.9 Other Findings

3.9.1 Homestay Rates

3.9.2 Food preferences

3.9.3 Other Ancilliary Services & Products

3.10 Waste Management

3.11 Marketing

3.11.1 Need for marketing training and providing market linkages

3.11.2 Departmental Website listing and functionality

3.11.3 Other methods of Marketing being used

4.1 Socio-economic objectives of the project

4.2 Economic Impacts

4.3 Social Impacts

4.3.1 Gender roles

4.3.2 Rural-Urban Migration

4.3.3 Education and personal bonding

4.3.4 Gastronomy and culture

4.3.5 Motivation to the young generation and leadership

- (i) Construction and Completion of not constructed/incomplete homestays
 - (ii) Operationalisation of Idle/Unused homestays
 - (iii) Utilisation/Operationalisation of Rural Tourism Facilitation Centres
 - (iv) Completion of formalities such as signing of MOUs, Registration, and certification of homestays.
 - (v) Beneficiary Selection should be objective, purposeful and result in deserving candidates being selected.
 - (vi) Signing of Undertaking by the approved beneficiary
 - (vii) Finance of the Homestay -Beneficiary to also invest
 - (viii) Design of homestay should be in an integrated vernacular style using local materials with less use of concrete.
 - (ix) Construction of the Homestay should be left to the homestay beneficiary unless he/she is unable to do the construction him/herself.
 - (x) Training and capacity building should be relevant and comprehensive, of sufficient duration, well designed and provided by skilled resource persons.
 - (xi) Promote Entrepreneurship, Innovation and Basic Financial Management.
 - (xii) Ancillary training programmes for specialised guides need to be regularly conducted
 - (xiii) Marketing –A major thrust needs to be given for the comprehensive marketing of Sikkim Rural Homestays as a branded niche product of Sikkim.
 - (xiv) Promoting Community Based Tourism- formation and recognition of local homestay associations
- Conclusion

ANNEXURES

47-95

Annexure 1 – Summarized Status of Homestays

Annexure 2 - List of Incomplete and non-constructed homestays

Annexure 3 – Sample of Work Order

Annexure 4 – Data base of Government Constructed Homestays (*Not attached, Provide in soft copy*)

Annexure 5 – Data base of Privately built and Run Homestays

Annexure 6 – Case Studies of Incomplete/not constructed homestays

Annexure 7 – Case studies of successful homestays

Annexure 8 – Questionnaire for the homestay beneficiaries

Annexure 9 – Questionnaire for the Tourist

FOREWARD

This is the printed version of the report that was assigned to us by the Department of Tourism & Civil Aviation on February 2019. After lengthy field studies, secondary data review, compilation and drafting, the final draft report was submitted to the Department in October 2019. Due to various reasons the printed version submission was delayed and is hereby finally ready in printed format. In view of the Government's current focus on promoting homestays, the report comes at an opportune time. It is hoped that the key findings and recommendations herein will find relevance and useful application in the homestay promotion strategy of the Government.

We are grateful to the then Secretary Tourism & Civil Aviation, Government of Sikkim Shri C. Zangpo for entrusting us with the preparation of this detailed study and report. We also extend our thanks to all the various officers and staff of the Department of Tourism & Civil Aviation and the various individual homestay owners and their families, community representatives and numerous other persons for all the help extended to us in providing the required information and for giving their valued comments and views which were essential for the preparation of this report.

TEAM ECOSS

Chapter 1 - Introduction

One of the primary inspirations to travel today is enthusiasm for the indigenous habitat and its legacy, expressions, history, language, traditions, and societies of individuals in different terrains. The chance to see how others live, think, and communicate with their condition applies an amazing fascination. (Edgell, Allen, Smith, and Swanson). New forms of tourism like cultural tourism, ecotourism, nature-based tourism, agritourism, village/ rural tourism, volunteer tourism suggest the growing demand of tourism where it brings a tourist close to the natural environment and host community.

1.1 Concept of Homestays - Homestay refers to a visit to somebody's home in a foreign country which allows visitors to stay with a local family to learn local culture, lifestyle, or language. It is a living arrangement offered by a host or host family that involves staying in their furnished house on a payment basis. The guest of a homestay would be staying in home-like accommodation with shared living spaces, facilities, and amenities, utilities, with meals usually included, and the length of stay could be daily, weekly, monthly, or unlimited unless specified otherwise by the host (Rivers, 1998). The concept of homestays first originated when overseas students went to study in America and Europe. It was thought that the best way to quickly make them feel at home in a foreign land and also to get to learn the local language and culture was if they stayed with a local family in their home. Richardson (2003) defined a homestay as 'where families offer their own home to international students for part of or the duration of their stay in the country'. The homestay host is expected to take care of the needs of international students and provide a means of cultural exchange. Homestays were also a means of providing additional accommodation mainly in urban areas to cover a shortfall in hotel rooms during major international events such as the Olympics and Commonwealth Games. This evolved into the bed and breakfast homestay model whereby homeowners were able to earn extra money by renting out a room in the house of the host to tourists for the night with breakfast included. The *casa particular* (private house) model of Cuba is a typical bed and breakfast homestay model. Homestays have evolved into many forms such as rural homestays eg. *Malay Kampung* homestays which began in the 1980s and the tea house trekking trail homestays of Nepal. *Minshuku* are family-operated, Japanese-style bed and breakfasts. They offer visitors a good opportunity to meet local families and experience the traditional Japanese lifestyle. *Minshuku* are typically located around tourist areas such as hot springs, ski resorts and in the mountains. In Europe and America, another form of homestay is the farm stay – namely any type of accommodation on a working farm. It is a form of agritourism whereby the visitor experiences farm life and may even contribute to working on the farm and thereby pay for his or her stay in the farm.

Homestays in rural areas can play a major role in boosting the rural economy, especially in underdeveloped or developing countries. Tourism benefits are generally confined to popular commercialized tourist areas which are normally urban-centered. Rural homestays allow the distribution of tourism revenue down to the village level as accommodation, food, travel, and interpretation and allied services are provided by the local community and paid to them. Undoubtedly, homestay tourism would bring economic development and employment growth in rural areas. However since this type of tourist accommodation is so closely connected with local

people of the visited destination, the impact on local culture and environment would also be very high.

1.2 Homestays in Sikkim

1.2.1 Background

The State of Sikkim is often known as the brother of the seven sisters (the remaining seven states of North East India). Census of India (2011) showed that the state has a population of 6,10,577 making it the minimum crowded and the second-smallest state after Goa in relation to the aggregate possessed region, covering around 7,096 km² (2,740 sq mi). Sikkim has an altitudinal variation ranging from 300 to 8598 metres above the mean sea level (amsl). Mount Khangchendzonga (8598 m), India's highest and world's third highest peak is located on the north-east border of the State. Such a vast altitude gradation endows Sikkim with a huge range in altitudinal zones and vegetation namely Tropical, Sub-tropical, Temperate, Sub-alpine and Alpine and Trans-Himalayan. Stretched over 112 km in North-South and 64 km in EastWest, Sikkim can be considered as “God's Own Garden” because this is perhaps one of the few regions in India to exhibit such a vast diversity of ecosystems, flora and fauna, within such a small area. Sikkim also has 28 Mountains/Peaks, more than 80 Glaciers, 227 high altitude lakes/wetlands, and over 104 rivers and streams coupled with sloping lands, and terraced agricultural fields spreading over 16% of the geographical area of Sikkim. Nature has thus endowed Sikkim with tremendous scenic beauty and immense biodiversity. Species wise, the State harbors over 4500 flowering plants, 550 Orchids, 36 Rhododendrons, 16 Conifers, 28 Bamboos, 362 Ferns and its allies, 9 Tree Ferns, 30 Primulas, 11 Oaks, over 424 Medicinal plants, 144+ mammals, 550 Birds, 48 Fishes, and over 600 Butterflies. This is only the mega-fauna and flora. The tremendous diversity of insects like beetles and moths as well as a host of other life forms is yet to be enumerated. Most of the high altitude medicinal plants are rare and endangered species. Sikkim is thus considered a biodiversity hotspot of the Eastern Himalaya.

The scenic beauty, immense biodiversity coupled with a rich and diverse cultural heritage, a friendly host community and a peaceful atmosphere has made Sikkim one of the most favored ecotourism destinations in India.

1.2.2 Evolution of homestays in Sikkim

Homestays in Sikkim evolved towards the end of the millennium. In 2002, which was declared as the International Year of Ecotourism by the UN, Gangtok hosted the South Asian Regional Conference on Ecotourism (SARCE 2002) organised by ECOSS and The International Ecotourism Society (TIES) with the Ministry of Tourism and the Tourism & Civil Aviation Department, Government of Sikkim. For the first time, homestay models were showcased to a Sikkimese and North Eastern audience, in particular, the Sirubari homestay experiment that involved a small Gurung village located in the Pokhra region of Western Nepal. Post the SARCE event, the promoters of the Sirubari model were roped in to help identify and plan the first homestay villages of Sikkim. Kewzing village was one of the first homestay villages to be set up with the help of Sikkim Foundation, ECOSS, and the Kewzing Tourism Development Committee. Homestays were also set up in Pastanga village, East Sikkim with the help of their local CBO the Khedi Ecotourism and the Ecodevelopment Promotion Society (KEEP). Subsequently the same year, homestays came up

rapidly in Yuksom to provide accommodation for the participants of the International Year of the Mountains event with the help of the Khangchendzonga Conservation Committee (KCC), GERES a French NGO, The Mountain Institute (USA) and ECOSS. A few years later under a UNESCO funded programme titled Strengthening of Sikkim Himalayan Homestays, capacity building and marketing interventions of these first homestay villages of Yuksom, Kewzing and Pastanga along with Dzongu – thereby covering all four districts- were taken up by ECOSS. Following these initial homestay models, private and community-based homestays promoted by NGOs, individuals and the Government evolved gradually in many rural parts of the state such as Darap, Rinchenpong, Heegaon, Uttarey, Maniram Bhanjyang, Rey Mindu, Lingee Paiyong etc. Today homestays in Sikkim have emerged as an important tourism product, much in demand by the present day tourist seeking new experiences and contributing significantly to the rural economy.

1.3 Role and Importance of homestays in Sikkim

In the late 1990s tourism in Sikkim was witnessing double-digit growth rates and new areas like Tsomgo Lake and Nathula, Lachen-Lachung and Pelling tourism circuits began opening up drawing in many tourists to this new and attractive tourist destination State of the North East. However, most of the tourism revenue was being cornered by travel agencies and hotels located in Darjeeling and Gangtok and the main tourist towns mentioned above. Tourists were visiting rural sites but not much of the money was flowing into the village communities where the heart of Sikkim resided. It was the birth of homestay tourism in the early 2000s that created a mechanism that actually allowed rural areas to also partake in the tourism boom. Sikkim was one of the first states in the country and probably second only to Kerala to develop homestay tourism as a major economic activity of the tourism sector. Homestays in the past five years have become a much sought after tourism product of Sikkim and many states of the North East look to Sikkim to provide them the expertise for promoting homestay tourism in their own villages. In the past five years or so the demand for homestays has shown a sharp increase for online travel companies. Today with a capacity of over 1500 homestays located in all four districts and even in some remote corners of the state, homestay tourism plays a very significant part in boosting the rural economy of Sikkim. However, there is still a lot of scopes for improvement of the homestay services and in their marketing. The quality of the homestay services and experience needs to be upgraded through better capacity building and awareness and they need to be integrated with other ecotourism products and marketed as a niche product in a professional but sustainable manner.

In a recent article (27 September 2019) in the News Scroll on the occasion of World Tourism Day it is stated that "Rising personal incomes and changing lifestyles, availability of lower fares, diverse travel packages are pushing the more affluent Indian middle class to spend more on travel," (IPE Global MD Ashwajit Singh to IANS). Ankit Rastogi, head of accommodation and activities at Cleartrip, says that Indians are allocating budgets to travel like never before and their own data corroborates the trend. "Comparable to developed economies of the world, Indians spent close to 11 percent of their average disposable income on travel and tourism." India's burgeoning middle class seeks novel vacation options apart from the traditional fly land tour packages. There is also a renewed zeal to explore domestic locations, propelled further by the weekend travel trend. Travel platform TripAdvisor has also recently announced its strong focus on helping the Indian traveler discover more domestically, be it iconic attractions or unique experiences.

Given these emerging trends and Sikkim's unique attractions, homestays in Sikkim have the potential to evolve into a premium and much sought after tourism product, providing sustainable livelihoods for the rural populace and becoming a major driver of the rural economy which has become so seriously impacted by the failure of its mainstay crop of large cardamom and declining productivity of other traditional cash crops like ginger and oranges.

1.4 Homestay promotion under the 13th Finance Commission Project.

The Government of Sikkim has taken several measures to promote rural homestays. The major intervention has been in the form of a project under the 13th Finance Commission whereby a total of 736 homestays were to be constructed by the Department of Tourism and Civil Aviation with the proposed budget of Rs 80 crores for the fiscal years of 2011-12 to 2014-2015. In addition to the homestays, a total of 21 Rural Tourism Facilitation Centres were also sanctioned under the same project for the four districts (6 in East, 5 in West, 5 in North and 5 in South Districts)

The objectives under the project were

- Minimize the economic and social disparity in the village.
- Provide cross-culture exchange through mutual exchange of traditions, knowledge, and culture.
- Generate greater economic benefits for local people and enhance the well being of host communities, improving working conditions.
- Involve the local people in the decision that affects their lives and lifestyles.
- Make a positive contribution to the conservation of natural and indigenous cultural heritage.
- Provide more enjoyable experiences for tourists through meaning full associations with local people and a greater understanding of local

(Source: DPR for Rural Tourism DoT&CA Govt. of Sikkim)

1.5 Need for the Report and Study

The construction phase of the homestays under the 13th Finance Commission Project is over, and most of the beneficiaries have taken possession of their homestays. Capacity building training, which was a part of the project, has been conducted. Many homestays have started operations while some are reported to be still in the process of moving into a business model. The homestay project is unique in that no other state in India has taken up infrastructure development of homestays at this scale, and Sikkim's experience could be a model for others to follow. The experience gained in the implementation of this project is extremely valuable. Homestays in Sikkim have now evolved over a decade and a half. On the supply side, there have been many instances of successful homestay owners who took up the livelihood on their own (privately) and have gained rich experience in the process. There are others who are facing difficulties in marketing or are hesitant to start operations for various reasons. There are cases of individual and community endeavors. What is needed to make homestays a significant economic driver for the rural community? There is also a need to assess homestays as a tourism product from the point of view of the market –the tourist visitor - in terms of the quality of experience and in terms of market demand and trends.

It is therefore most imperative to assess the broad socio-economic impacts of this project both at a state and individual level with a view to determine to what extent the objectives have been met while at the same time analyzing the shortcomings, gaps, and challenges emerging from the implementation of this project and recommending appropriate solutions for overcoming these in the next phase of homestays creation and development.

In view of the above concerns, it was felt necessary to address them through a detailed study of the homestay project of the Department of Tourism & Civil Aviation under the 13th Finance Commission. The Ecotourism & Conservation Society of Sikkim an NGO established by law in Sikkim since 2001 was entrusted with the job of preparing a “SOCIO-ECONOMIC IMPACT REPORT-CUM-DIAGNOSTIC STUDY ON HOMESTAYS SCHEME OF THE GOVERNMENT OF SIKKIM UNDER THE 13th FINANCE COMMISSION.”

In response to ECOSS proposal letter reference ECOSS/DoT/HSEIADS/1886 dated November 24, 2018, the Department has issued Work order No O.O. 1061/DoT&CA dated 13/02/2019 for the commencement of the study.

1.6 Objectives of the study/survey:

The objectives of the study are as follows:

1. Review of Project Design
2. Review status of the homestays
3. Examine the economic impacts of the homestays.
4. Examine the Social impacts of the homestay project
5. Evaluate the success of the homestays.
6. Identify Gaps, Challenges, and Opportunities
7. Evaluate the manner of Marketing of the homestays and their potential as a tourism product.
8. Provide recommendations and appropriate action for improvement of the homestays scheme, the quality of the homestays, and their economic value.

(As per the proposal submitted)

Chapter 2 - Methodology



2.1 General

Purposive sampling method has been adopted in this research for the selection of the respondents. Here, the final units of research, i.e., the beneficiaries of the homestays are selected from the homestay beneficiaries lists of all the four districts provided to us by the Department of Tourism & Civil Aviation Govt of Sikkim. The Study includes both qualitative and quantitative methods. The information is primary as well as secondary, the source of primary information are the homestay beneficiaries, private homestay owners, officials of the Department, and tourists. The source of the secondary data are the documents and information provided by the officials of the tourism department.

2.2 Sample Size

According to the Department, there were a total of 736 government homestays sanctioned and for the survey initially, we proposed to take a sample size of 40% of the total government homestays sanctioned. During the survey, we have increased the sample size for the questionnaire survey to 56% (therefore over 50%) to enable a more detailed evaluation. However in ascertaining the overall status of the homestays in terms of completion of construction and the operational status, 100% coverage was done through a questionnaire survey, phone calls and inquiries through PRI functionaries and neighbors.

2.3 Primary Data

The collection of primary data was done through survey-based research field investigation, observation, and interview schedules. To capture the respondent's opinion, a structured interview schedule was distributed. There were both open-ended and close-ended questions.

2.4 Observation

The observation method was used to assess the potential of each constituency of each district in terms of tourist attractions. Observation can be defined as "a systematic method of data collection

that relies on a researcher's ability to gather data through his or her senses" (O'Leary, 2004, p.170). The condition of infrastructure, the presence of accommodation units, the participation of people in tourism-related activities, tourism-related skill set levels of people, their cultural heritage, environmental resources, and waste management issues were also observed. This method help uncovers the facts, which people are unable to share at times. The social belief system of the people, the gender and power dynamics in the villages could be assessed in a better way through observation, the facial expressions, and gestures of people. Through observation of the type of houses, decor, the rooms and facilities and the hospitality services offered at the homestay, we could get observational data about homestays.

2.5 Focus Group Discussions

Focus Group Discussions (FGDs) were conducted with some of the homestay beneficiaries who are successfully running their homestays in each district as well as with privately run homestay owners, to understand the strategy and management of operating a successful homestay. This has helped to throw light on the awareness levels of beneficiaries and to obtain suggestions for the improvement of this scheme.



One of the Focus Group Discussions in progress.

2.6 Interviews

The primary data was collected with the help of an interview schedule in which we asked open and closed-ended questions. We used a structured interview schedule so that uniformity in responses could be achieved.





Questionnaire interviews being conducted

2.7 Case Studies

Case study research calls for selecting a few examples of the phenomenon to be studied and then intensively investigating the characteristics of those examples. By carefully examining a relatively small number of cases, and comparing and contrasting them, the report will be able to know about significant features of the phenomenon and how it varies under different circumstances. Case study research is particularly well suited to investigating processes. We have highlighted the case studies of some successfully operational homestays from each district as well as some cases of incomplete homestays to understand the circumstances that contributed to success and failure. Please see Annexure

2.8 Limitations of the Study

To be aware of the extent of the reliability of the study, it is important to state the limitations under which it has been carried out. The main limitations of the present study were:

- i) The study has been accomplished with the help of primary data. Hence the research is likely to be affected by sampling error although this has been minimised by using a larger sample size.
- ii) We could not conduct interviews of some beneficiaries due to the unavailability of the beneficiary at the time of visit, lack of data such as contact number and location, the remoteness of the location, and adverse climatic conditions during the visits. However, since most beneficiaries' names provided in a cluster were from a single village, it was reasonably safe to assume that responses given by a few from a village could be taken as representative of the village.
- iii) The process of selection of beneficiaries and for the construction of homestays, the communication and agreements between the Department and the beneficiaries were not made very clear to us and did not appear to be consistent. Consequently, it was not possible to apply a consistent yardstick to judge the implementation of the project with regard to these aspects of the homestay survey.
- iv) The data which we received from the department was incomplete, was confusing at times, and in many cases not reliable. This resulted in considerable delay in locating beneficiaries which further resulted in the delay in data collection. For example, the initial list of homestay beneficiaries provided to us was grouped constituency-wise only, without any contact numbers and in many cases without the name of the village or ward. It was a very uphill task to obtain contact numbers of one or two beneficiaries from each cluster, determine their exact location, conduct the site visit for questionnaire survey and then also get contact numbers and location of the remaining homestays in that cluster.



Chapter 3 - Key Findings

3.1 Overall Status of Completion of homestays

Figure 1 gives the overall status of completion of the homestays. The total number of allotted homestays are 736 out of which 668 homestays (91%) are fully constructed and ready for business. However, 61 homestays (8%) are still only partially completed and 7 homestays (1%) have not even begun with the construction. Amongst the completed 668 homestays in Sikkim, the majority of the homestays i.e., 477 (71% of completed or 65% of total allotted) are not operational or are unutilized. Only 191 (29 % of completed or 26% of total allotted) homestays are in an operational state. (Fig 2).

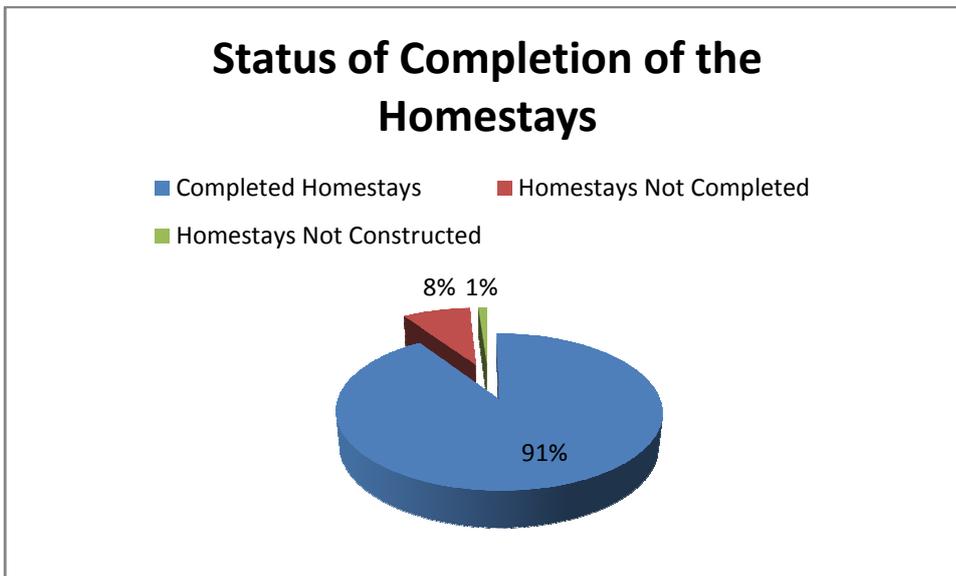


Fig. 1 Status of completion of the homestays

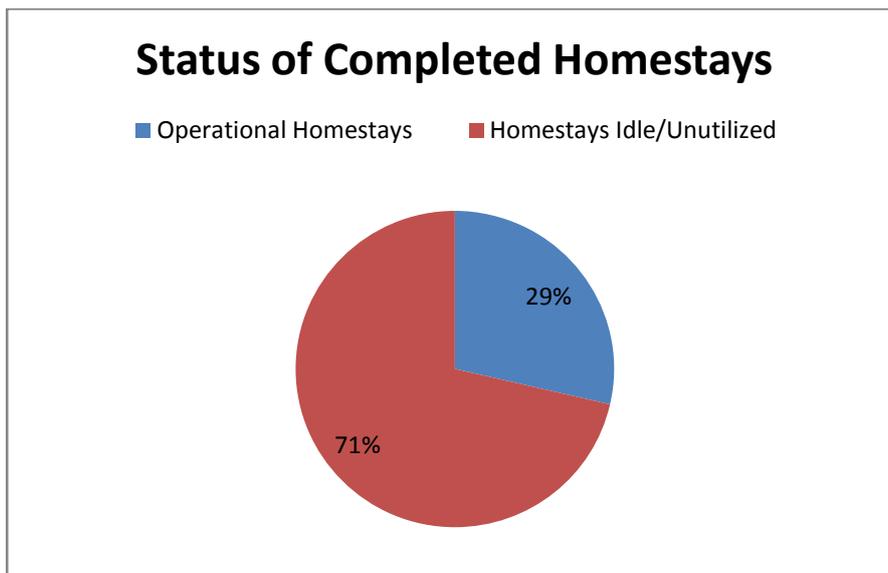


Fig 2 Status of the Completed Homestays

Note:

Operational homestays include those that are being used only occasionally as homestays (28 Nos) or have been given on lease as a homestay (7 Nos) or given out on rent for residential purposes (17 Nos). In other words operational homestays are those that are being utilised for getting some form of revenue earning. Non operational homestays include those that are being used for beneficiary's own use (73 Nos) or just lying idle without use (404 Nos).

Similarly, it will be useful to understand the condition of the homestays district wise. The below-given bar diagram shows the status of completed homestays district wise. According to Fig 3 below, South district has the largest number of operational homestays while the West District has the largest number of idle /unutilized homestays.

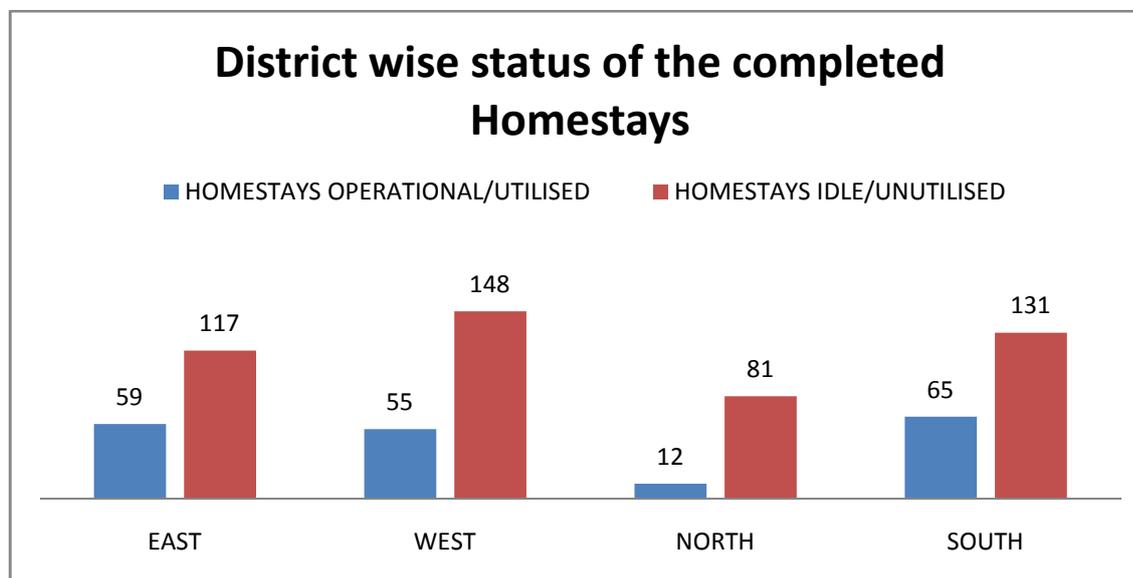


Fig 3 District wise status of the completed homestays

Please refer to to the chart showing the summarized status of homestays in Annexure I

The reasons for non-construction or non-completion were varied and included land disputes, dispute with contractors, etc, but overall the beneficiaries themselves were unclear as to the actual causes for incompleteness and the general refrain was that their complaints to the Department in this regard have gone largely unheeded.

3.2 Status of Completion of Rural Tourism Facilitation Centres

As per the DPR, one Integrated Eco-Resort and Rural Tourism Facilitation Centre (Rs 4 Crores) and 20 Tourism Facilitation centers (Rs 10 Crores) was budgeted. As per information provided to us vide departmental letter no 331/DoT& CAV dated 11/7/2019 a total of 21 Rural Tourism Facilitation Centres were sanctioned in lieu (budget not provided) namely 6 in the East, 5 in the West, 5 in the North and 5 in the South. Of these, the status report states that 18 of these have the works completed, while 2 are works under progress (Kabi and Lingdem) and in 1 case (Ribdi) work has not started due to land issues. Of the 18 completed ones 14 have not been handed over to the Assets/Adm section, 3 have been handed over to Assets/Adm section and processed for handing over to RMDD, while 1 is occupied by Engineering Cell T&CAv (Mangan).

In view of the non-completion of construction works or non-completion of formalities for handing over of these infrastructures, it was not possible to visit them and comment as to their performance. The reason given for non-utilisation was the lack of a sustainable model to operate them. All that can be said is that their non-operationalisation to date reflects a lack of proper planning for their sustainable use and is a waste of valuable resources.

3.3 Status of Homestay Registrations

According to information provided to us, it was mandatory for homestay beneficiaries to register their homestays with the department under the Registration of Homestay Establishment Rules 2013 on completion of the homestays. The registration is also subject to renewal every year. However, in spite of the Department having control over the monitoring of the construction works and the final handing over process, the majority of the homestays have not registered themselves with the Department. Out of a sample of 417 homestays, only 32 % was found to have been registered, and 68 % of the homestays are not registered. Although it is compulsory to have the registration certificate easily available by each beneficiary for the satisfaction of the tourist, most homestay beneficiaries were not able to produce the registration certificate to us at the time of visit. It is important that such a document be properly framed and kept in a prominent place of display in the homestay. It is likely that since the majority of the homestays are not operational, they were not motivated to register. However non-registration of completed homestays is a major lapse in the procedure. (Fig 4)

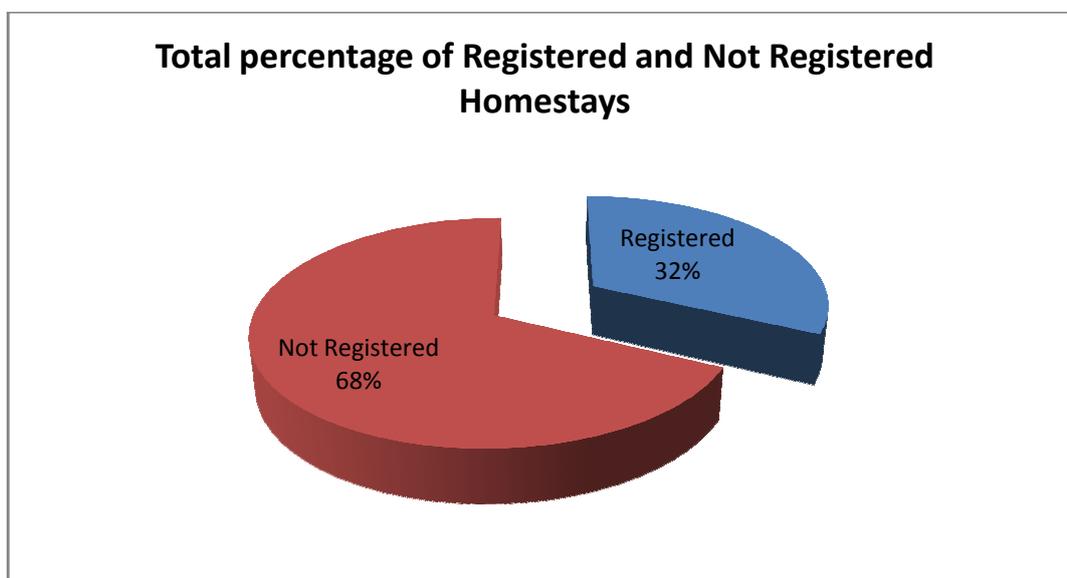


Fig 4. Total percentage of Registered and not Registered Homestays.

3.4 Status of Training of Homestay beneficiaries and quality of training programme

As per the eligibility criteria, it was mandatory for the beneficiary to undertake training on Homestay Operation/Housekeeping and Basic First Aid. A week-long/fifteen days training course was designed by the Department and included exposure to a running homestay location. A selected group was also taken to Himachal Pradesh on an exposure tour. The training was residential and was located at the Institute of Hotel Management Sajong and Hotel Mt Jopuno Gangtok conducted by the Departmental resource persons, the staff of the IHM and some NGOs. It was found that the majority of the homestay beneficiaries have attended the training. The respondents were asked to rate the training. 22% rated as Very Good, 53% rated as good, 20% of the beneficiaries did not attend the training and 4 % rated as average.

In terms of the quality of the training, the main complaint was that it was not properly designed to suit their needs at the homestay level and was instead meant for high-class hotel operators. It did not address the basic needs of homestay owners and there is a need felt for attending a training properly designed for homestay owners. It was also found that many of the trainees were taken to Zuluk for their exposure tour. The so-called homestays in Zuluk are actually lodges and hotels as they far exceed the maximum room limit of a homestay, are catering to mass tourism business with serious ecological footprints in an eco-sensitive zone and hence was definitely not the ideal model of what a homestay should be, so a wrong impression may have been created through such a visit.

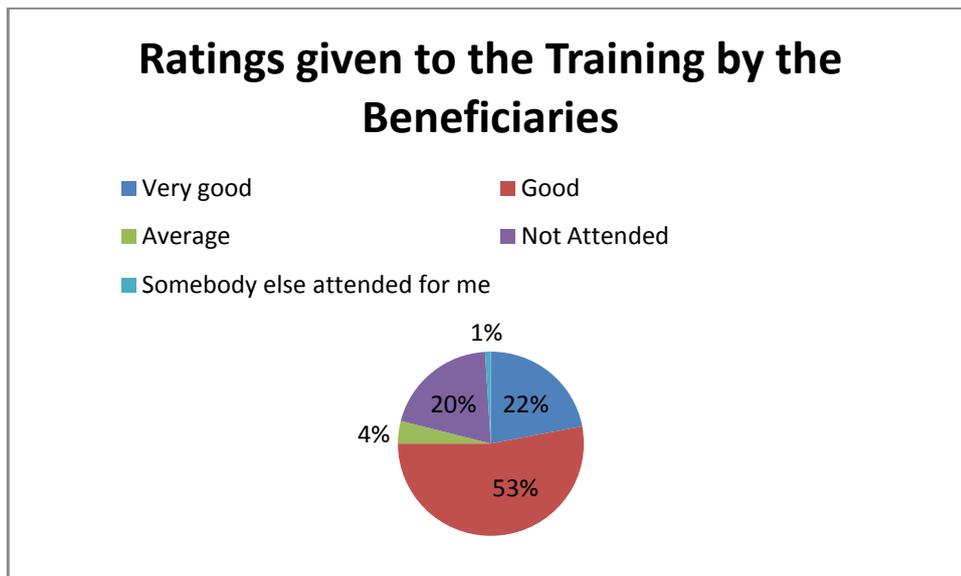


Fig 5 Rating given to the training by the beneficiaries

3.5 Selection of beneficiaries

As per documents provided to us, an “Eligibility Criteria for selection of Homestay Beneficiaries” was prepared by the Department (Image 1). The key criteria states that the owner/promoter of the unit along with his/her family must be physically residing in the same unit, possession of COI/Sikkim Subject, family must be holding private land, parcha of the land where he/she is residing, the household must have educated unemployed youth who is interested to run business and produce either employment card or Panchayat Certificate stating proof of unemployment, easy accessibility from the main road, houses should be in areas of tourism importance and in cluster setting, etc.

It was not possible to investigate whether each of these criteria was met by every beneficiary interviewed and it was not made clear to us whether the process of determining conformity to the eligibility criteria was undertaken for each beneficiary. However, from our overall survey, it does not appear that the criteria of educated unemployed youth and interest in running the business, easy accessibility and house being located in areas of tourism importance and in cluster setting was met in many of the cases. The fact that 71% of the homestays are not operational shows that most of the beneficiaries were not interested in running the homestay business or were not motivated or

pressurized to do so. Some of the homestay locations were not inherently attractive to tourists or were not located near to tourist attractions or tourism circuits. From the data collected, it was found that the majority of the beneficiaries are selected through MLA or Panchayat's recommendations. It is, therefore, possible that a certain bias in beneficiary selection has crept in. In some cases, we have found that more than one homestay has been allotted within the same family (brothers/sisters and close relatives). Because of these factors, one can conclude that in many cases it was not the most deserving of beneficiaries that were ultimately were selected.

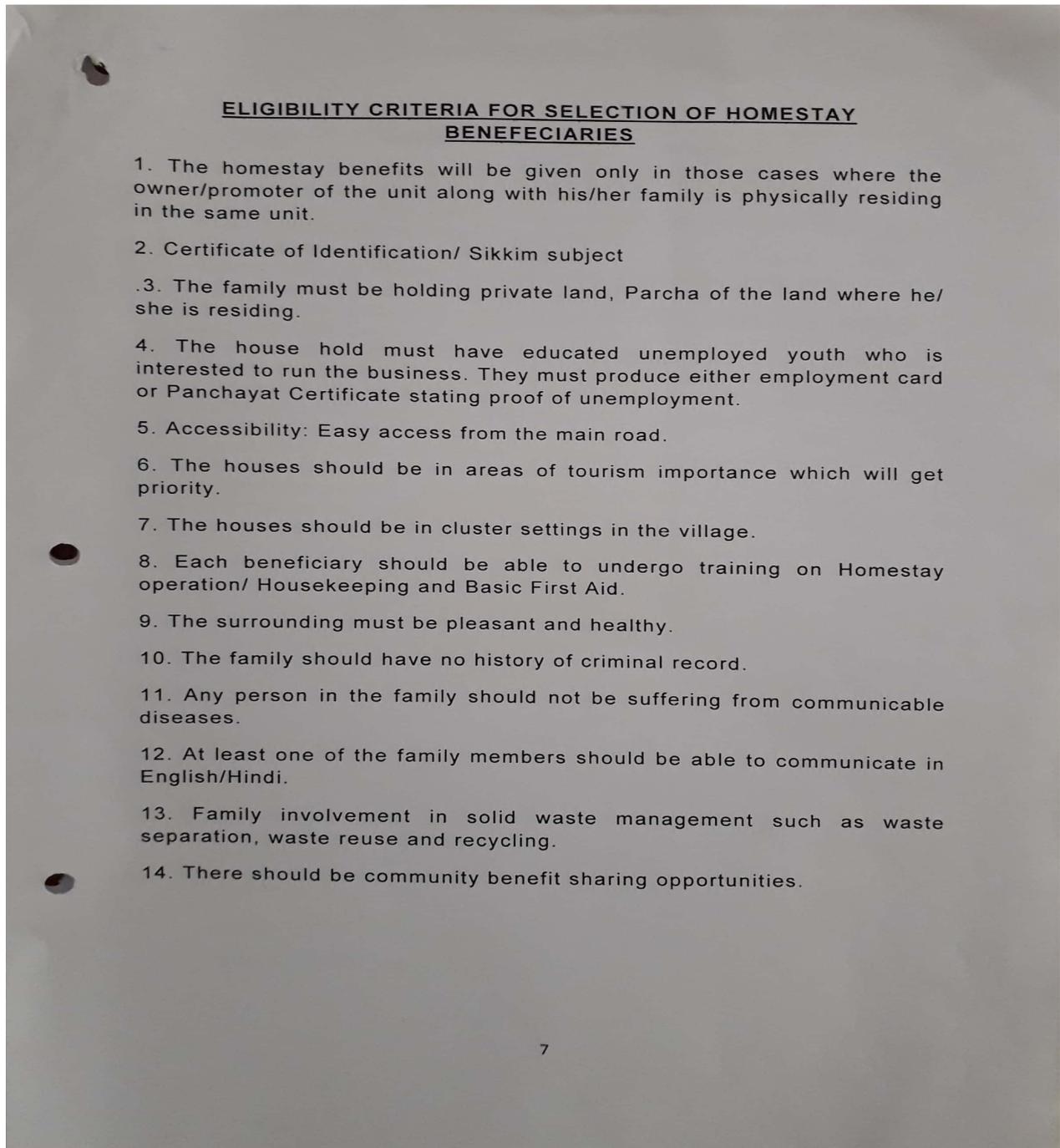


Image 1. The above Image shows the eligibility criteria for the selection of the beneficiaries.

3.6 Design of the homestays

One of the main complaints by the homestay beneficiaries has been in the lack of imagination and thought in the design of the homestays. Firstly the design is incongruous with local (i.e. vernacular) architecture found in the villages of Sikkim. The homestay design consists of two rooms with attached washrooms, which are made up mainly of concrete material and tubular iron verandah posts and iron grill railings and windows with corrugated metal roof. Only ceilings were made of pinewood in some cases that had an element of localization. Beneficiaries complained that tourists do not like such concrete structures as they expect rural homestays to be typically made of local materials and having a traditional local design. Hence they prefer to stay in private homestays that have such vernacular design elements rather than in the Government homestays. Secondly, the design was made mandatory and beneficiaries were forced to stick with the design inspite of many of them pleading with the Departmental authorities for change. Beneficiaries in Paiyong village had come up with a traditional design within the same budget and even passed it in the Gram Sabha, but it was rejected by the authorities. Only in some cases have the beneficiaries been able to change the design through their own persistence and add a touch of local flavour. It must be remembered that every individual's home is a unique entity and is reflected in the way he or she has designed his/her house. This individuality or differentiation is what contributes to a unique experience for tourists in each homestay and makes each homestay marketable.

By rigidly sticking to a drab concrete design these homestays stick out jarringly in the rural landscape and also in contrast to the homestay beneficiary's existing home, rather than blending into it. According to most of the beneficiaries, the design of the homestay should be traditional and constructed with local materials as far available, and beneficiaries should get the freedom to select their own design and construct these in their own way but keeping within the given budget. This will make the homestay more attractive to tourists. A comparison of homestay designs is given in the following Images 2-4 below:



Image 2. Homestay Design as per Departmental blueprint.



Image 3. Privately built homestay



Image 4 Government allotted homestay modified by the beneficiary with additional personal funds

3.7 Homestay Construction

The process of homestay construction was not standardised and consistent and in most cases the quality of construction and materials used was poor. This vital information was not clearly publicized to the beneficiaries. Beneficiaries were therefore not clear about what was the correct procedure for construction and what was the amount of money allocated for each component of the homestay such as for the toilets, rooms, verandah, electricity, etc. and also the tax element (GST) to be deducted. The construction of the homestay has been done by three stakeholders, i.e., Contractors, owners (beneficiaries themselves) and the Cooperative Societies with the Department itself involved in some cases in the supply of materials. According to a file noting for the project the beneficiaries in a cluster were to be instructed to organise themselves into a cooperative society. We were given to understand that this was necessary to enable construction works to be handed over directly to the cooperatives without having to tender the works. We were able to get some lists of sanctioned works under the Homestay Scheme for East, West and South Districts which showed the names of the Contractor and Work allocated, and sanctioned amount. However, we were not able to verify these lists physically. A Work Order was supposed to have been issued to each Contractor/Cooperative Society, but we were not able to get a copy of any such Work order from the Department. None of the beneficiaries said they had seen any Work Order. We were finally able to get one copy of such Work Order from Ribdi Bhareng (Annexure 2) which shows that the cost allocated per homestay was Rs 8.23 lakhs, that an agreement was to be drawn between the contractor and the Department and works was to be completed within 12 months from the date of the Agreement. In this particular case, the homestays in Ribdi Bhareng were found to be incomplete.

It was found that the construction works have been carried out mainly by contractors to whom the Cooperative Societies handed over the works, with some cases where the homestay owner him or herself executing the work in an understanding with the contractor/cooperative society. Where the work was executed by the contractor or cooperative society it was found to be of poor quality, for which the beneficiaries were not satisfied. In some cases, contractors were changed in between or did not even complete the work. (Images 6,7,8).



Image 6. Incomplete homestay Poklok Kamrang



Image 7. Incomplete Homestay Chisopani



Image 8. Incomplete homestay Phadamchen

At the same time out of the total number of beneficiaries interviewed 46% around 189 Nos (Fig 6) of the constructions was done either by the owner him/herself or with his or her part involvement and almost all of them said that they are satisfied with their construction. Also, according to the data most of the beneficiaries who were personally involved with the construction, incurred extra costs and had to supplement the government budget from their personal financial sources. Where personal expenditure was incurred the amount was mostly in the range of above Rs 1 lakh and above per homestay (Fig 7)

A list of summarised case studies of incomplete /not constructed homestays is given in Annexure 3

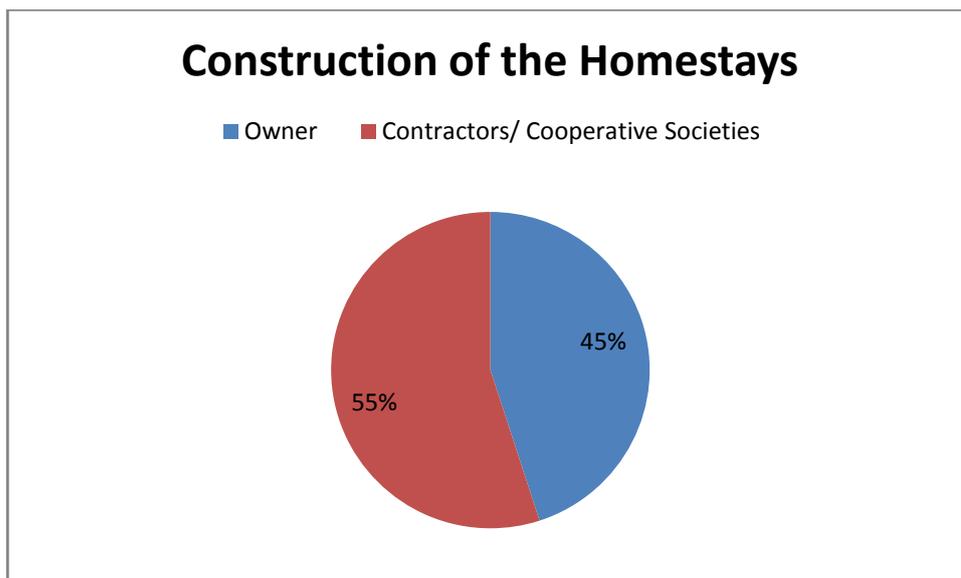


Fig 6. Execution of construction of the Homestays

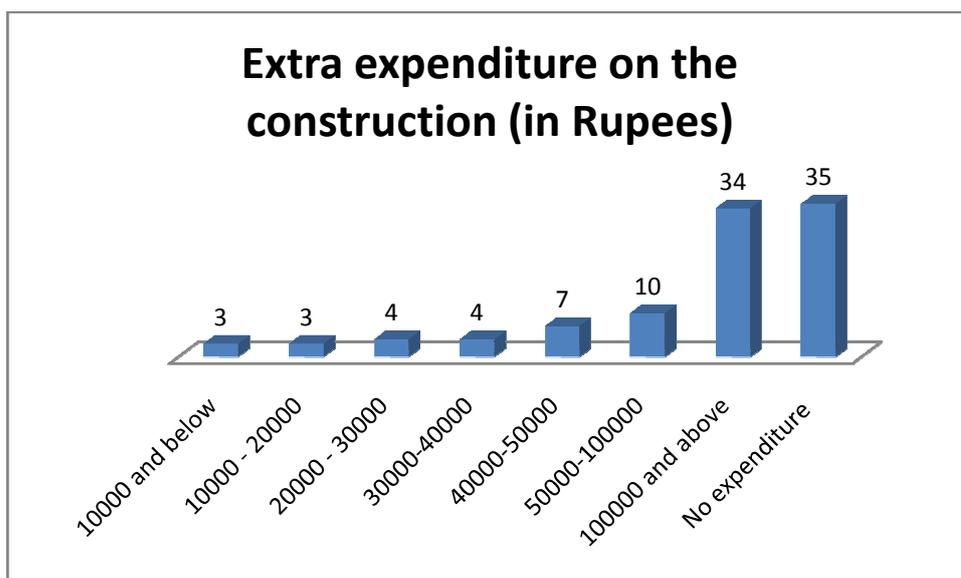


Fig 7. Extra expenditure on the construction done by the beneficiaries.

We found that with regard to the costs of construction, no transparent system of information was present to explain to the beneficiaries as to how much each element of cost actually amounted to. It varied greatly from case to case. Contractors gave unsatisfactory excuses for the poor quality of materials and workmanship. For example in Challamthang where the homestays were eventually constructed by the beneficiaries themselves they received net Rs 6.25 lakhs from the total amount of Rs 8.23 lakhs sanctioned, the shortfall was vaguely attributed to the society /contractor's costs and taxes, etc. In Temi another beneficiary received Rs 5.5 lakhs net only, the difference being attributed as the deduction for materials supplied and other costs including taxes. In none of the cases was a proper Bill of Materials provided to the beneficiaries for their satisfaction. Hence it cannot be said that there was desired transparency in executing the construction work. As per the sample data department paid beneficiaries in three installments. We have also found that for some of the beneficiaries the payment is still pending.

Our Focus Group discussions with homestay beneficiaries and private homestay owners and homestay marketing agencies reveal several factors for poor utilisation of the homestay facilities. These include poor selection of beneficiaries, poor design, and construction and inadequate training amongst others. However, one important factor appears to be that the beneficiary had no major financial stake in the homestay construction other than the provision of furniture and homestay equipment like mattresses and beddings. Hence there was no major risk factor involved and therefore no urgency or sense of ownership to motivate him/her to recover his/her invested money. This is borne by the fact that those homestay beneficiaries who have invested their own monies to complete and improve their homestays are doing well and running a good business.

3.8 Memorandum of Understanding

We were informed that it was mandatory for a Memorandum of Understanding to be signed by the beneficiary at the time of handing over of the homestay to him/her. A sample of the MOU was provided to us (Image 9) which was made on plain paper and signed by only the homestay beneficiary with one or two witnesses. This so-called MOU is more of an undertaking containing certain terms and conditions which the beneficiary agrees to abide by while running his or her village homestay. Some relevant terms and conditions of the MOU include undertaking to run the homestay for the exclusive use of tourists to earn his/her livelihood, to adopt tourism as his/her profession, confirmation that the beneficiary owns the land and the house, to engage members of the family who are educated unemployed and conversant with simple English and Hindi, that he or she is financially sound to make initial investment in the functioning of the homestay to enable provision for basic minimum infrastructure standards and basic assured quality in service and that he or she is fully aware that the Government of Sikkim is at liberty to get refund from him/her in case any of the conditions of the MOU is violated.

Most of the respondents to the survey were not aware of the MOU and could not produce it to us. Whether the MOU is actionable in a Court of law is questionable as it is poorly drafted, not on legal paper and is signed only by a single party namely the beneficiary and neither is it addressed to anyone. Since it is apparent that some of the terms of the undertaking, in particular, the clause to run the homestay for the exclusive use of tourists have not been met by a majority of the beneficiaries it is a matter of concern whether the last clause of the Government exercising its liberty to get refund from the beneficiary can be actioned upon.

MEMORANDUM OF UNDERSTANDING

I hereby, agree to undertake the following terms and condition to run village tourism/ homestay under rural tourism projects under the 13th Finance Commission.

1. I shall run homestay provided by the government for the exclusive use of the tourist, to earn my livelihood.
2. I shall engage members of my family who are educated unemployed and conversant with simple English/ Hindi language.
3. I shall adopt tourism as my profession.
4. I confirm that I am located in cluster within a reasonable distance from each other so that we could extend help to each other.
5. I confirm that I own the land and the house with sufficient space, (enclosed parcha for reference)
6. I am financially sound to make initial investment in the functioning of the homestay to enable provision for basic minimum infrastructure standards and basic assured quality in service.
7. I shall keep the homestay and the compound clean and tidy.
8. I shall make provision for solid waste management.
9. I shall make provision for roof water harvesting to tide over the lean season.
10. I shall ensure personal grooming and hygiene.
11. I shall ensure security, safety and well being of tourist within my premises.
12. I am fully aware that Government of Sikkim is a liberty to get refund from me in case any of the condition above is violated by me.

Signature: [Signature]
Name of Applicant: Hem Raj Gyung
S/o, D/o, W/o: Dr. K. B. Gyung
Address: Lachung, E. Sikkim

Witness:-

1. Signature: [Signature]
Name: Tola Ram Chatterji
Address: Lung, Naktobong.
2. Signature: [Signature]
Name: Suresh Rai
Address: Lama ten

Image 9. Memorandum of Understanding

3.9 Other Findings

3.9.1 Homestay Rates

Majority of the homestays are charging between 1000 to 2000 per person which also includes food (Breakfast, Lunch and Dinner and teas) though quite a few are charging Rs 1000 and below also. (Fig 8). In some cases, Rs 600 to Rs 800 was being charged without food which was being charged extra. It was learned that initially some homestays were charging around Rs 800 with meals but have now raised the rates to higher levels above Rs 1000/-. The standard rate seems to be Rs 1200/- (Challamthang) to Rs 1,500/- (Dzongu) with meals. Some homestays where the owner has spent a

considerable amount to improve the infrastructure are even charging above Rs 2,000/-. Compared to hotel room rates the rate of Rs 1000 to 1500 with meals is a good bargain for the tourist as not only is he getting room to stay, but he is also getting the added benefit of all meals included, organic food, exposure to local culture and village attractions, plus personalised service. In fact, anything less than Rs 1000/- with food is underselling and if this is to be a niche product then future efforts should be to improve standards and charge higher. Some homestays owners were providing considerable quality food items without charging extra which implied a lack of basic costing and business sense. It was also observed that there is a need to build in a commission margin for the travel agents or BtoB marketing agents. The going rate was 20 to 30%.

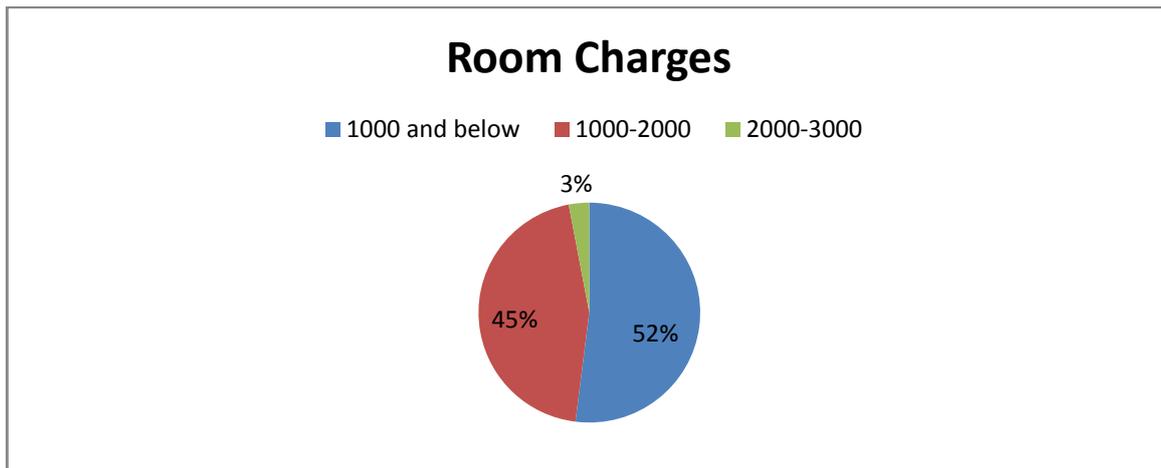


Fig 8. Room Charges (in Rupees)

3.9.2 Food preferences

Food is one of the central attractions for the tourist. Local food helps in a better understanding of the local cultures and traditions. Homestay provides a vast selection of food, starting from the local ethnic food to the multi cuisines. The most preferred food amongst tourist is the local ethnic dishes (Fig 9). While rice, dal and curry is standard fare some of the favoured ethnic dishes are are *momos*, *thukpa*, *kinema*, *gundruk*, *filingey achar*, *dalle khursani*, *ningro*, *sisnu* etc. Most of the tourists prefer local food compare to multi-cuisine.

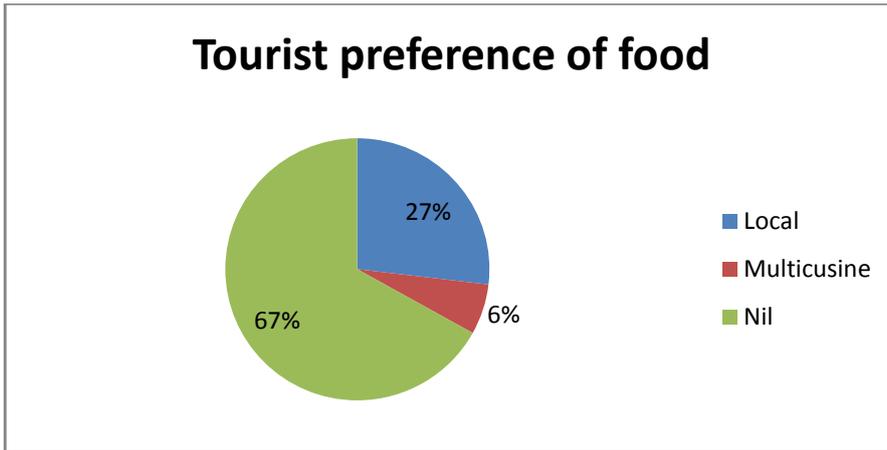


Fig 9 Tourist Preference of food

The homestay owner earns additional money through the provision of optional extra food items such as local wines, local chicken dishes, extra snacks, and special ethnic dishes.

3.9.3 Other Ancilliary Services & Products

Most of the operational homestays are also providing extra services other than food for which they charge an extra amount. For example, traditional folk dances, taxi services, sightseeing, bird watching and adventure activities like trekking, cycling, fishing, etc. These greatly add to the homestay owner's incomes. It was learned that there is a severe dearth of trained local and adventure guides in the villages. Very often the homestay owner himself/herself has to provide the guiding services, which causes a strain on the homestay owner's time and energy. Sarika Sherpa of Sarika Homestay in Temi narrated to us that in the absence of a trekking guide she herself led a team of visiting tourists to the Maenam Wild Life Sanctuary which was a bit risky as she was not properly trained to handle trekking groups. Others cited cases of tourists asking for birding guides but were unable to provide the service as they were unaware of good birding guides. There is an urgent need to train and certify specialised guides to augment homestay services.

3.10 Waste Management

Sustainable and proper management of waste material is coming up as a significant issue in all four districts. Biodegradable waste is not an issue with most homestays as the majority of the homestay owners use it as animal feed or dump it into the compost heap for use as manure. (Figure 10). However, according to the survey majority of the operational homestay owners are burning away or dumping their non-biodegradable waste. This is not a desired practice as plastic is a major component of non-biodegradable waste and the burning of plastics produces toxic gases and residues that can pollute the air, soil and water. Out of the operational homestays according to the sample survey of the operational homestays 48% are burning the non-biodegradable waste while 28% are dumping it in their surroundings. (Fig 11)

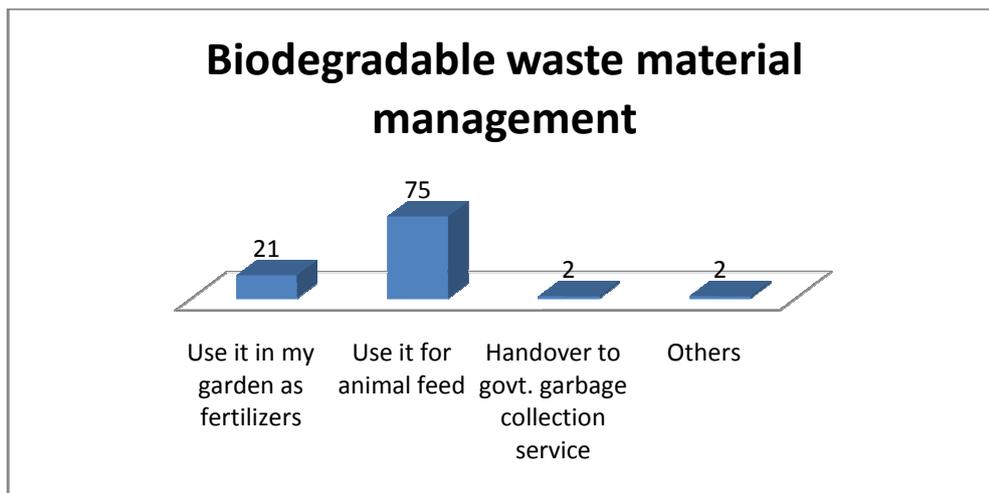


Fig 10. Bio-degradable waste material management of the homestays

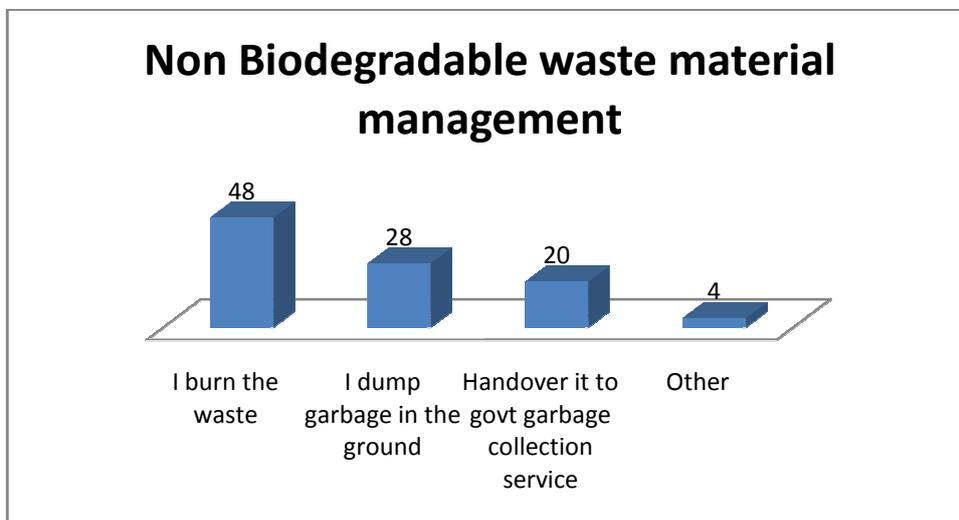


Fig 11. Non Biodegradable waste material management of the homestays

3.11 Marketing

3.11.1 Need for marketing training and providing market linkages.

Despite the major incentive offered by the government by way of provision of twin roomed homestay accommodation with toilets, the homestay project has not been able to take off and reflect good utilisation and growth. The main challenge that homestay operators faced, and still face today, is how to market their homestay in a proper and sustainable manner. In this, the homestay beneficiaries have had little exposure and experience and in the majority of cases, there was little effort made to link the homestays to marketing agencies such as travel agencies and others. Each operational homestay did their marketing in their own way through trial and error, some were very successful while some were not so and are still struggling to achieve sustainability. The Department was of the view that having provided a major subsidy to the beneficiaries, it was incumbent on the beneficiary to make efforts to market their own homestay and not expect the Department to also provide customers to the homestays. However, a certain measure of training in marketing methods

and efforts to link homestays to travel agents and online companies seemed appropriate to bridge this major training gap.

3.11.2 Departmental Website listing and functionality

One of the benefits provided to a registered homestay as highlighted by the Department is listing the homestay in the Department of Tourism & Civil Aviation official website. This should have helped in attracting customers. We checked out the website and found that the homestays section is lacking severely in terms of design, information available about the homestays, lack of photos of the homestay and lack of any write up about the location or the owner. Many of the contact numbers were not functional and may have changed, reflecting a lack of regular updating. The information is not put in a systematic manner according to districts, clusters, or village names, many names are repeated rendering the site very frustrating for any potential customer to search for a particular location or homestay. The site needs to be drastically improved to make it more user-friendly and to have more information on the homestays.

3.11.3 Other methods of Marketing being used

Out of the operational homestays, the most popular method of marketing was found to be ‘Word of Mouth’ followed by ‘Print Marketing’ and ‘Travel Agents’ (Fig 12). A simple formula seems to be that if the homestay owner provides good quality services which results in a good experience for the homestay guest it is likely that the guest will spread the word around or recommend the homestay to his family and acquaintances which will result in further tourist visitors to the homestay. The successful homestays have established a good personal rapport with their tourist visitors. Some have established linkages with tour operators in Kolkata who now regularly send tourists through packages. Some have even gone to the extent of advertising in local dailies in Kolkata or published articles about the homestay. A major observation during the survey was that the homestays which are supported by aggregators are commercially doing well. Aggregators are those who are running their own homestay and also help in the marketing of others through their own contacts. Some homestays have linked up with online marketing companies like MakeMyTrip TripAdvisor, OurGuest, etc. A majority of the homestays are non-operational only because of the lack of marketing knowledge and skills.

Different types of marketing methods used by the beneficiaries of the homestays

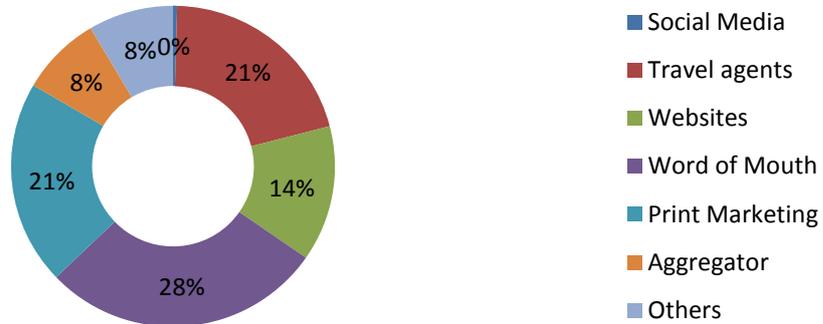


Fig 12 - Different methods of marketing used by the beneficiaries



Homestay operators of Yaakten

Chapter 4 - Socio-Economic Impact

4.1 Socio-economic objectives of the project

As per the DPR prepared for the project the socio-economic objectives of the project were:

- Minimize the economic and social disparity in the village.
- Provide cross-culture exchange through mutual exchange of traditions, knowledge, and culture.
- Generate greater economic benefits for local people and enhance the well being of host communities, improving working conditions.
- Involve the local people in the decision that affects their lives and lifestyles.
- Make a positive contribution to the conservation of natural and indigenous cultural heritage.
- Provide more enjoyable experiences for tourists through meaning full associations establish a long term sustainable rural income generation
- Mitigate the rural unemployment and underemployment problem which is the main cause of rural-urban migration
- Establish respect between tourists and hosts and build local pride and confidence.

Homestay accommodation gives focus on traditional lifestyle and cuisine, local culture, customs and religion, farming and nature to attract the tourists. Homestays enhance the experience of the tourist visitor and promote cross-cultural learnings. This experience is not based on the creation of some additional external inputs requiring major capital investments, but rather on the existing lifestyle of the homestay owner and encompassing his daily routine. In allowing the tourist to live in his home like a guest, he is able to generate income for himself without leaving his village. There are other economic linkages to the homestay business as the guest will need related services such as transport, interpretation services, portorage, and miscellaneous provisions, However, allowing access to his personal space by an unknown person can have implications on him and his family and the community at large -both positive and negative. It is therefore important to know what has been the impact of the homestay intervention, both economically in terms of income generation and job creation and socially on the homestay owner and his family and for the local community.

4.2 Economic Impacts

We have observed that most of the income from homestays is seasonal income as these are based on the seasonal flow of tourists, and its impact is positive on the homestay beneficiaries. Broadly speaking, in the case of beneficiaries who took it upon themselves to operationalise their homestays the impact of homestays on both income (Fig 13) and employment (Fig 14) is very positive; there is good quantifiable data and evidence that homestay positively contributes to both incomes as well as employment, both directly and indirectly. Survey also revealed that the beneficiaries of the operational homestays agree that their incomes have improved after starting a homestay. A majority of operational homestays showed income above Rs 30,000/- per month during the peak tourist season. This is a considerable amount for a villager. Homestays in regular businesses have cited

annual incomes of over Rs 3 lakhs. Fig 14 which shows the occupation of the homestay beneficiary reveals that economic benefits have accrued largely to the farming community and also the unemployed. This implies that homestays have helped augment the incomes of farmers while also generating employment to unemployed youth in the village who would have otherwise migrated to the towns in search of employment.

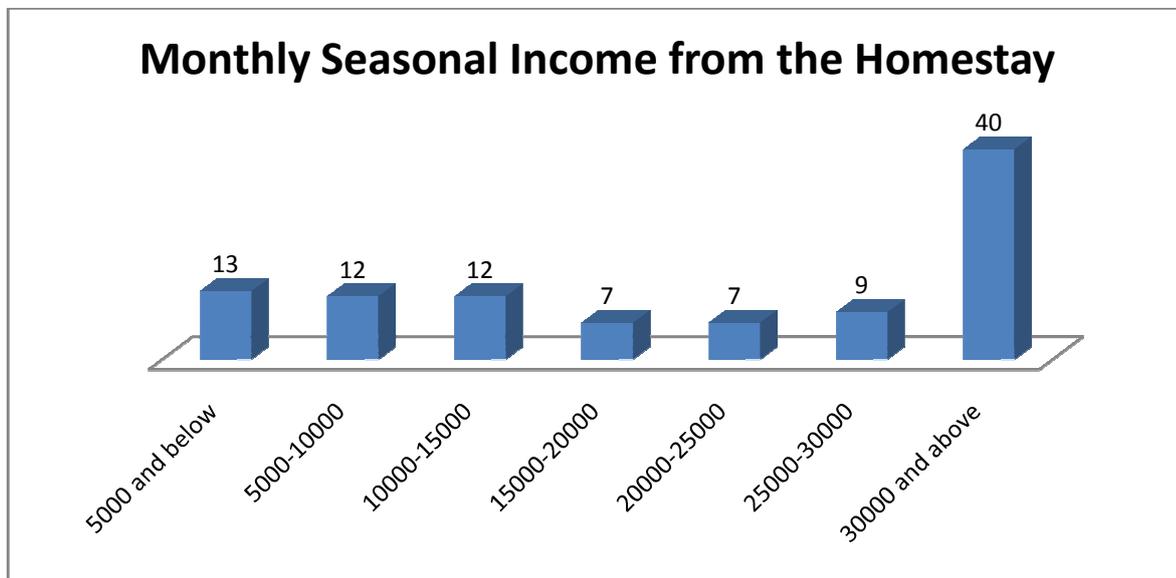


Fig 13. Monthly seasonal income from the homestay

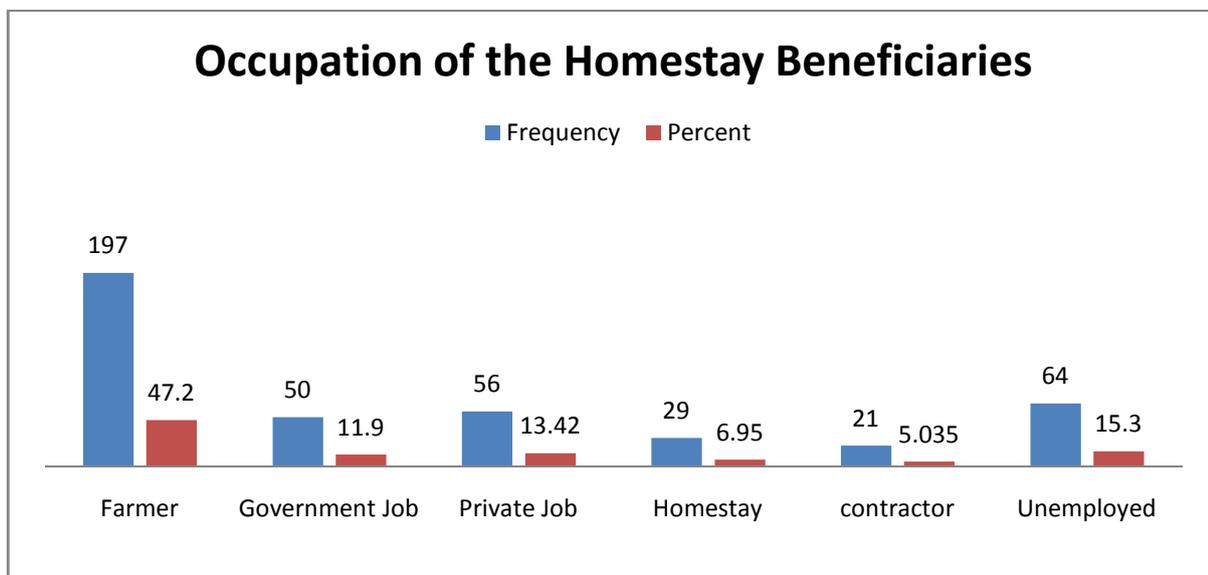


Fig 14 – Occupation of the homestay beneficiaries

Elaborating on the economic impact it was observed that many of the homestay beneficiaries have constructed extra rooms from the profit which they have earned from the given homestay, thereby multiplying their income and they have made further utilization of the income for different purposes,

for example, buying an extra property or a vehicle or sending their children to better schools or for higher education. For some, it has eased their dependency on farming which requires hard labour with lesser returns. In some very successful cases, annual incomes as high as Rs 7 lakhs per annum have been reported. Besides the direct and positive economic impact on the homestay owner, it was found that homestays are contributing to the economy of the village as a whole as there is a whole set of ancillary services that are needed to support the homestay tourist. These are taxi drivers, guides, cooks porters, handicraft makers, provision shop owners and other farmers in general from whom the homestay owners procure food items that are needed. Through the provision of cultural shows to the tourists a set of children, musicians and dancers get paid while even monks and shaman priests like Bongthings who are involved in providing cultural and religious interpretation get to supplement their incomes. Interviews with these different service providers in the course of the survey have supported this aspect of homestay tourism. In conclusion, it can be clearly stated that the homestays constructed under this project have had very strong economic benefits for the rural population wherever the constructed homestays have been put to good operational use by the beneficiaries. If the incomplete homestays can be completed and the unutilized homestays can be motivated and supported to be made operational the impacts of this project can be significant.

If the average homestay charges (Rs 600 to Rs 1,500) is compared to what tourists pay for a hotel room, it is found that the tourist is receiving far more value for their money from homestays – in the form of personalised service, living close with a family, eating organic farm-fresh food, enjoying local culture and nature etc. This is one of the reasons for the increasing popularity of homestays. Homestays are thus emerging as a very competitive product to hotel rooms and therefore it is important that homestays should be supported by more aggressive marketing and popularisation through the Department.

4.3 Social Impacts

Impact of homestay on the beneficiary may affect the various social components of the host community like their demographic characteristics, marriage and family types, kinship, educational and health status, cast, language and dress, gastronomy, choice of entertainment, attitude and behaviour.

4.3.1 Gender roles - The homestays occupy both the genders compares to other tourism occupations. However, the numbers of women home stay beneficiaries are less. We have also tried to analyze the gender roles in the homestays based on who looks after the accounts, housekeeping, and food as per the charts in Figures 16 to 18 below:

The charts show some interesting results. Figure 16 shows that contrary to popular belief, male family members are playing a more active role in food preparation while as per Figure 17 female family members are taking a more active role in keeping the accounts for the homestay business. For housekeeping, a majority of both male and female members are jointly sharing in the work(Figure 18).

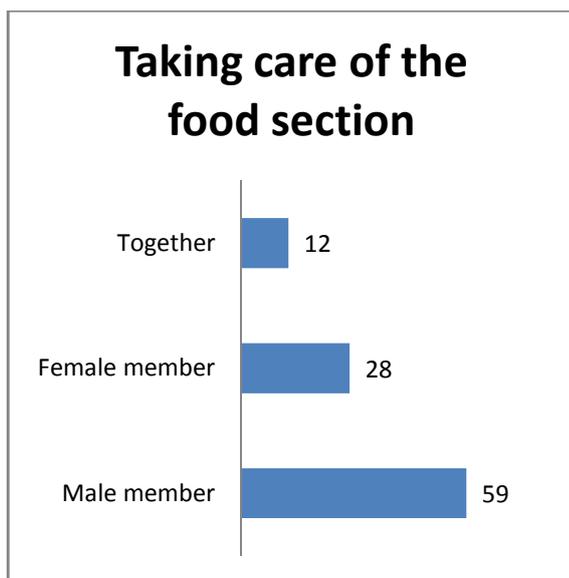


Fig 16 Taking care of the food section

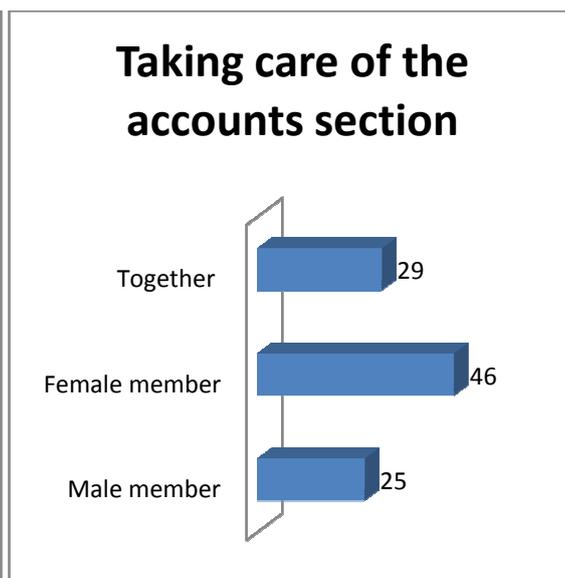


Fig 17 Taking care of accounts section

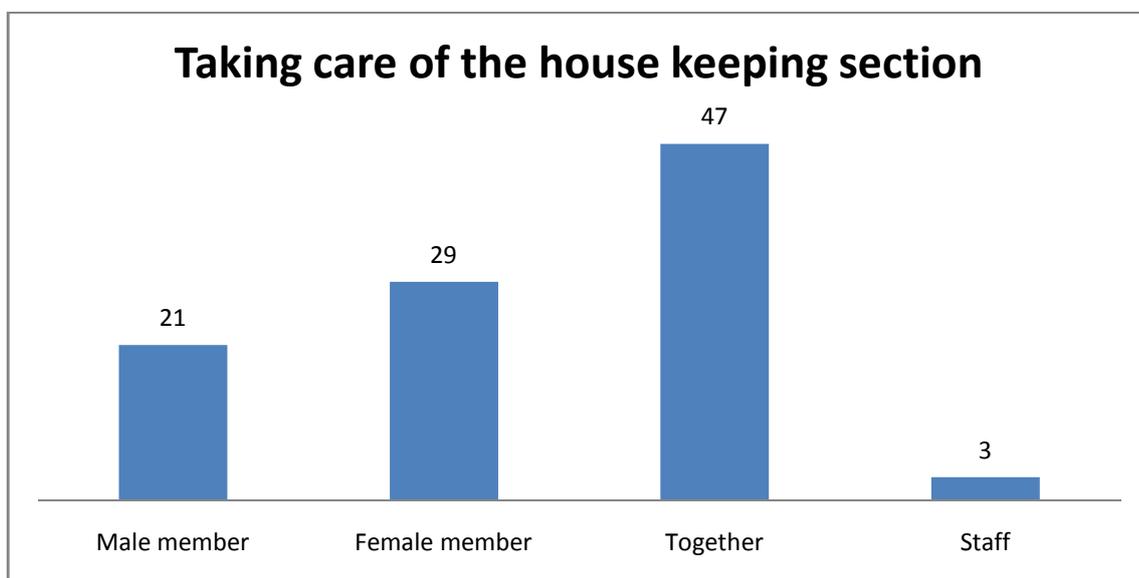


Fig 18 Taking care of the housekeeping section

In the course of the study, it was found that in several cases the homestays have led to more independence of the mother of the household especially where she has played a more active role in running the homestays. A prominent example is the homestays of Temi where the woman of the household has emerged as the leading breadwinner thereby reversing the traditional gender role.

4.3.2 Rural-Urban Migration - An important outcome from the impact of successfully running homestay is reverse migration. We cannot deny the fact that homestay has emerged as a big success in terms of earning profit from the home itself and within the comfort of his or her own village. Amrit Sharma runs a successful homestay in Chalamthang, as per Amrit he earns more now than what he uses to earn when he was a banker. The success of home stay brought him back from a highly paid bank job in the city to his own village.

4.3.3 Education and personal bonding– When the homestay is operational one cannot ignore the induced impacts. Education is one such impact. According to most of the beneficiaries of the operational homestays, the profits which they are making are helping them to send their children for higher education and also to the capital city of Gangtok as now they can afford the higher cost of schooling and boarding there. It is not just the tourist who gets to learn about local cultures and traditions but the homestay families themselves get to learn about the cultures and about the cities/towns and villages from where the tourist hails. In this way, there is much cross-cultural learning. Some homestays reported acquiring knowledge from many visitors who were experts in various fields such as doctors, scientists, engineers and other experts. Some tourists have also volunteered their expert services to improve conditions in the village. Many homestay owners have learned to speak other languages, and they have learned to overcome their shyness and speak with strangers through their interaction with tourists.

A lot of personal and close bonding with the visitors was observed which have been strengthened through repeated visits and regular correspondence. Homestays have been observed to be a place where tourists feel and act like their own home. Through partaking in music and dance, gossip and other activities that one engages in social life, the homestay offers a place where formal pretensions disappear and the tourist gets to relax and be himself. Good homestay hosts seem to enjoy this also. In the words of a senior homestay host in Temi: “I don’t feel good if there are no tourists in the house, it is as if there is something lacking” Social bonding is a positive impact of homestays.

4.3.4 Gastronomy and culture - Food is one of the key attractions for the tourist visitor. Local food helps in a better understanding of the local cultures and traditions. Homestay provides a vast selection of food, starting from the local food to the multi cuisines. The homestay kitchen is another area where a lot of cultural exchanges take place with both the visitor and the host learning new dishes of their respective cultures.

4.3.5 Motivation to the young generation and leadership – The homestay program builds up confidence and leadership among the young generation. The youth learns about collaboration by working with visitors. The successful operation of the homestays has given rise to successful leaders and entrepreneurs such as Amrit Sharma and Azing Lepcha.



Chapter 5 – Recommendations

The Sikkim Government is giving high priority to the tourism sector for the economic and social advancement of the state. Over the past few decades, considerable tourism infrastructure has been developed by the State through Centrally Sponsored Schemes. The Homestays Scheme of the Department of Tourism and Civil Aviation under the 13th Finance Commission whereby the construction of 736 homestays was sanctioned has played a key role in these development initiatives. In addition to the homestays 21, Rural Tourism Facilitation Centres were also sanctioned under the same project which though mostly completed are yet to be operationalized.

As already mentioned in this report, rural homestays are a unique tourism product that has the potential to make a major impact on the overall development of the rural sector of the state transforming it into a vibrant economy. There is a huge demand for the continuation of the scheme from all quarters. However, it is important that the experience gained in implementing the current scheme be analyzed and the lessons learned to be utilized for improvement and better implementation of future such schemes.

Based on the detailed ground survey and the key findings as enumerated in this report, we are providing a set of recommendations, some for immediate implementation and others as guidelines for designing future homestay schemes.

- i) Construction and Completion of not constructed/incomplete homestays.** There are a total of 61 homestays whose construction is incomplete (E10, N7, S27, W17) while there are 7 homestays (1E, 6W) which were sanctioned but whose construction was not completed. The detailed list of such beneficiaries is given in Annexure 2. An immediate inquiry needs to be made as to why these homestays were not constructed or why they are yet to be completed. A meeting of both categories of beneficiaries should be called along with the concerned contractor/Cooperative society and the concerned engineer in charge. Responsibility should be fixed and all efforts should be made to complete these homestays.

- ii) Operationalisation of Idle/Unused homestays.** Considerable funds have been utilised to create homestays infrastructure under this project. As already mentioned in the key findings 477 Nos (71%) of the completed homestays are lying idle or unutilized for commercial use. This is a sheer waste of resources. It is imperative to operationalise these homestays by doing whatever is necessary by way of further training, marketing, and financial support and turn them into engines of growth for the rural economy. A meeting of all such homestay owners needs to be called – district wise and the reasons for non-operationalisation ascertained, the gaps and challenges noted and measures to address these thoughts out and implemented. In several of the cases, it was found that critical road access was lacking and therefore it will be necessary to take up these infrastructure needs with other departments as well. Where necessary, action should be taken to make the beneficiary accountable for non-utilisation of the homestay for the purpose for which it was built.

- iii) **Utilisation/Operationalisation of Rural Tourism Facilitation Centres.** It is unfortunate that none of the 21 Rural Tourism Facilitation Centres that were sanctioned and completed or are under completion have been utilised to aid and support the homestays. This reflects a major lack of foresight and planning. On the one hand, the majority of the homestays are non-operational, while on the other infrastructure that could have been utilised to make them operational is lying unutilised. The reasons given for non-utilisation are rather flimsy and lack the intention of purpose.
- iv) **Completion of formalities such as the signing of MOUs, Registration and certification of homestays.** Incomplete formalities such as signing of MoUs with the homestay beneficiary and getting every homestay beneficiary to register his/her homestay should be completed immediately. The MoU should be redrafted to make it legally enforceable – this may be necessary for all the beneficiaries. As per the survey we have seen that the majority of the homestays are not registered which also includes some of the operational homestays. The registration of the homestays and their annual renewal should be made compulsory with a penalty for non-registration/renewal. Reasonable fees should be levied and a copy of the homestay registration rules should be handed over at the time of registration. It should be made mandatory for the homestay owner to frame and display the registration certificate (which can be designed to be attractive with a logo) in the front of the homestay. This will provide a sense of confidence and assurance to the tourist as to the reliability of the accommodation and will also help in its marketing. Registration of homestays should also be an opportunity to get important and relevant data about the homestays - such as details of location, a photograph of the homestay and the beneficiary, contact details including phone numbers, email address and website if any, number of rooms and beds, additional facilities and tariff etc. The registration form should be designed to capture such information. The Sikkim Registration of Homestay Establishment Rules 2013 needs to be reviewed in the light of current realities and appropriately reframed to properly regulate and monitor the homestay establishments that have mushroomed over the state. Any changes should be made after prior consultation with the communities concerned. The system of certification and categorization of the homestays by an expert committee should be redesigned and seriously implemented. The Registration Rules should be properly and widely disseminated and explained so that all homestay owners of the state are aware of its existence and contents.
- v) **Beneficiary Selection should be objective, purposeful and result in deserving candidates being selected.** The selection of beneficiaries has been primarily on the basis of Panchayat and Area MLA recommendations which though desired has by itself not resulted in effective utilization of the homestays for the purpose for which they were provided. Important considerations such as suitability of the site, willingness, and interest of the beneficiary to engage in homestay business, financial capability, etc. were not given due weightage in the selection process. It is necessary that without circumventing this basic approval process, a more comprehensive and qualification based weightage process be followed that will ensure that only deserving candidates are allocated the

benefits. It is recommended that the following process be followed in the selection of beneficiaries:

a) A neutral selection panel be set up which shall include officials from the department both administrative and technical and also an experienced member from the travel agency fraternity (who is into marketing homestays) and representative of an NGO who has had experience in promoting homestays.

b) The selection panel shall decide on criteria for homestay selection which shall include:

- Landholding and Sikkim Subject/domicile certification
- Site suitability in terms of attractiveness, cultural and other ecotourism assets, accessibility in terms of roads, nearness to a tourism circuit, etc.
- Sufficient and suitable land near the existing house
- Past experience in tourism such as guiding, taxi operation, cook or porter or pack animal owner, engagement with the travel agency or tour operator, or running homestays business
- Prior training in tourism such as guiding services, homestay operation, etc.
- Willingness to do homestay business as per some specific indicators.
- Financial capability. Having sufficient funds arrangement to cover the cost of building completion and providing homestay furnishings that will not be covered by the grant from the scheme.
- Any other criteria as the committee may deem necessary.

c) The committee members shall visit each homestay site with prior notice and meet the applicant and grade him/her in terms of the above criteria on a scale of 1 to 5 (the higher number being the more suitable). The total points for each applicant shall be listed in a chart and the highest-scoring ones will be forwarded to the Panchayat and Area MLA for final approval. The grading can be done on the basis of potential beneficiaries of each constituency and district. Cut off point for final sanction will be determined by the finance available.

vi) **The signing of Undertaking by the approved beneficiary.** This has already been mentioned in Point 3. It is important that proper legal documents be prepared and be signed by the beneficiary to prevent any misuse of the funds invested. The so-called MOU signed by the beneficiary in the cases sanctioned under the 13th Finance Commission does not seem to be enforceable in a court of law. Proper legal advice should be taken to draft an undertaking with collateral that binds the beneficiary to ensure that he/she utilises the homestay for the purpose of homestay business and that he or she is liable to make good the money to the Department in the event of any breach of the terms of the undertaking. It should be also made compulsory for all the beneficiaries to keep all the documents regarding homestays handy so that they can produce it on demand to the Government officials.

- vii) **Finance of the Homestay -Beneficiary to also invest.** One of the major reasons for the beneficiaries taking a laid back approach to making their homestays operational was that they had not invested any of their own capital in constructing the homestay. It is therefore recommended that the homestay should not be provided 100% free and that at least 50% of the capital investment for the construction should come from the homestay beneficiary. It is only then that the beneficiary will be obliged to take action to recover his/her investment. By not providing 100% finance, the funds available for this scheme can be stretched to cover many more beneficiaries also. A case in point is the homestays constructed in Lamahatta in Darjeeling West Bengal where the Government provided funds for toilets and furniture only while the main building was constructed by the beneficiary. In all the cases, the homestays are doing well. The Department can tie-up with banks such as NEDFI or private sector banks to link up financial arrangements for the beneficiary to bridge the fund needs that are not covered by the grant. The contribution of the Government can also be designed to be provided as a subsidy with specific norms. The budget and schedule of payments for the work and the process of work certification by Departmental engineers should be clearly spelled out in writing and provided to the homestay beneficiary before the start of construction.
- viii) **Design of homestay should be in an integrated vernacular style using local materials with less use of concrete.** The design should be flexible and allow the homestay owner to reflect his/her individual taste. The survey has revealed that tourists visiting rural destinations expect to be put up in traditionally designed houses rather than concrete ones. The general comment made by tourists interviewed was that they are already living in concrete structures in their home towns and cities and that hotels are also made of concrete so they would prefer a different experience of living in a traditional house made of local materials when they come to a rural homestay. The design prepared by the Department for the homestays was stereotyped and dominated by concrete and other imported materials, and did not give the beneficiaries any option of change. The Department should, besides their own engineers impanel some architects who have been working with traditional design and these should offer advice to the homestay beneficiary giving them a variety of choices for the whole house and individual sections and even for the conversion of a traditional house into a homestay. The design should have a judicious mix of local materials (depending on what is more readily available at the site) and concrete. The minimum size of the bathroom, toilet, and verandahs should be fixed but the design should be left flexible so that there is an individual stamp on the overall look of the homestay given the location, proximity to the existing house, etc. The final choice of design should be left to the beneficiary. This would enhance their feeling of ownership of the homestay, rather than make them feel it is something forced on them by the Department.
- ix) **Construction of the Homestay should be left to the homestay beneficiary unless he/she is unable to do the construction him/herself.** The actual responsibility and work of constructing the homestay should be given to the beneficiary as a first choice. In case

he or she is unable to do the construction work him/herself then the Department should provide him/her the choice of opting for an authorized contractor or by the Department itself. This will ensure a better quality of work and fewer issues of poor workmanship and the blame game. However, the process of construction of the homestay by a contractor should be clearly laid out within a specific time limit, periodical inspections by the Department and leaving no room for exploitation of the beneficiary.

- x) **Training and capacity building should be relevant and comprehensive, of sufficient duration, well designed and provided by skilled resource persons.** The survey revealed that the training could have been designed better and made more relevant. A proper course for essential homestay training which should have the components of homestay management, hygiene and waste management, cooking, book-keeping and finances, communication, use of computers and internet and overall general knowledge including laws and rules relating to homestays, tourism and safety should be designed by the Department with the help of NGOs and Industry experts. A Homestay Operators' Manual in simple pictorial style should be prepared and circulated to trainers and homestay operators. A course in culinary skills for homestay operators should be designed in collaboration with the Institute of Hotel Management that would impart basic skills in cooking such as proper use of knives and other equipment, preparation of ingredients, meal planning, budgeting and costing, food presentation and serving, food hygiene and storage, basic Indian, Chinese and Continental dishes and other essentials of cooking. A special section of the training should be devoted to specific recipes of traditional Sikkimese food with slight adaptations to suit the tourist palate and training in these be imparted by skilled local housewives. Exposure tours to well-selected homestay based destinations should be a part of the training.
- xi) **Promote Entrepreneurship, Innovation and Basic Financial Management.** The study has revealed that one of the key factors of success in the homestay business is entrepreneurship and innovation and the ability to manage one's finances properly. The most successful homestay operators are the ones who have taken the initiative to leverage the homestay provided by the Government, invest their own money to improve it, develop innovative products and itineraries and also take their own initiative to market their homestays through various channels. It is important that courses in entrepreneurship, innovation, and basic financial management be planned and executed for homestay operators with the help of institutions such as the Institute of Entrepreneurship Guwahati, MESME, NEDFI, NABARD, and other financial institutions. Governmental institutions such as the Commercial Taxes Department can bring about awareness about issues such as GST, GST registration and formalities, etc. while financial institutions can help in teaching about the preparation of DPRs for obtaining bank finance.
- xii) **Ancillary training programmes for specialised guides need to be regularly conducted.** Homestays have the potential to integrate other forms of livelihood at the village community level. These types of service providers are also important to improve

the basket of services that can be integrated with homestay business and thereby enhance the experience of the rural tourist visitor. As already mentioned, there is a need for nature and village guides as well as for specialised guides for trekking, adventure and birding as well as for trekking cooks and for porters. Special courses for these need to be designed and training organised through the Department and institutions such as IHCAE, Institute of Hotel Management, TAAS, SAATO, SUTO, NGOs, Birding Experts and others at regular intervals. Unemployed youth in the homestay villages as well as homestay beneficiaries should be encouraged to participate in these courses. Regular such training shall build the resource capability of the villages to meet the varied tourist needs.

- xiii) Marketing –A major thrust needs to be given for the comprehensive marketing of Sikkim Rural Homestays as a branded niche product of Sikkim.** The survey revealed that for most of the un-utilised homestays or poorly performing homestays, marketing was a major drawback. Even for those performing well, word of mouth seemed to be the main channel for marketing rather than a well-designed marketing strategy.

It is important to understand that rural homestay based tourism has evolved into a highly sought after product of Sikkim and from an overall tourism perspective, the Department is sitting on a literal goldmine for rural development -if only it is marketed in a proper and comprehensive manner. The development of this sector has so far been haphazard and unplanned. It cannot be just left only up to the homestay owners to market their accommodation in individually. The Department must come up with a comprehensive strategy to market homestays. This would imply proper branding of Sikkim Rural Homestays, creation of an attractive brand logo, making it mandatory to register all homestays, and regular updating of this database including flow of tourists, setting basic minimum standards of service, categorisation of homestays and differentiation of homestays according to their individual cultural and natural attractions, proper capacity building and training, development of various products and itineraries, support for marketing tools such as brochures, visiting cards, creation of a web portal for homestay information and booking and inclusion in the departmental website. The Department needs to develop a detailed marketing plan and strategy and obtain the necessary funds for its implementation which should include convergence with other projects and institutions such as NERLP/ SRLM, the UNDP funded SECURE Himalaya, etc., The strategy should include creating marketing linkages with online travel companies, BtoB agencies, travel agencies, etc. Annual familiarisation tours for representations of travel companies should be part of the Tourism calendar

- xiv) Promoting Community Based Tourism- formation and recognition of local homestay associations** – While there have been a majority of cases of successful individual homestays in Sikkim and much less success with community-based ones, it is desired that community-based tourism models be given priority for promotion as the issues of equity, social justice, communal harmony and benefit-sharing are addressed far better through Community based Tourism. It is to be noted that the ecotourism assets of the village are part of the commons and it is but appropriate that the economic benefits arising from their use as part of the tour itinerary be shared and benefitted by all and not

cornered by a few. It is therefore advised that the homestays be organized into clusters through a local tourism development committee elected by the concerned stakeholders. Appropriate training in organizational management should be imparted to these committees including bookkeeping, the conduct of meetings and keeping of records, computer and internet operation, etc. The Committee should decide the common ground rules for homestay management, the basic minimum standards and the Dos and Don'ts for Tourists, keeping in view the safety of guests, the homestay family and the protection of the environment (eg. sustainable waste management, bio-piracy safeguards). Equitable sharing of bookings through for example a rotational system should also be evolved with a small contribution set aside from the incomes towards sustaining the committee. The sustainable success of homestay operations depends to a large extent on long term community harmony and support.

It is also recommended that the Department take cognizance of such community-based homestay organizations, have a system to get them registered and support them for participation in training programmes, tourism events and visits to marketing meets such as travel mart fairs.

Conclusion

There is no denying the fact that rural homestays in Sikkim have become well established as an important part of the tourism landscape in Sikkim and a much-in-demand product that has seen tremendous growth in the last decade. Homestays have the potential of leveraging agrobiodiversity, the rich cultural and natural heritage and the inherent hospitality of the people of Sikkim for spreading tourism benefits to the remote corners of the State and bringing about significant economic development. The homestay project under the 13th Finance Commission has undoubtedly brought a new life to the villages of Sikkim and speeded up the process of multiplying the homestay infrastructure component in all districts of the state. It has been a unique experiment by a State Government and through its execution endeavored to tap the latent tourism potential of the rural landscape by empowering the local communities to earn a livelihood without abandoning their homes and their way of life.

Inspite of the low current utilisation of the homestays infrastructures created under the project, the fact that the operational homestays have achieved a great measure of success with some of them have also won awards for the same, indicates that the unutilised ones have the potential to do just as good. Successful homestays have set up examples and benchmarks for others to follow. These provide the host community economic well being, social bonding and encourages them to conserve their biodiversity, culture and traditions.

It is imperative that the Department take up immediate measures to complete the non-constructed and incomplete homestays on top priority. At the same time, all-out steps need to be taken to operationalize all the homestays constructed under this project and to utilise the infrastructure created for the rural tourism facilitation centres. There is a tremendous potential for converting these homestays into a major economic driver for the rural economy.

Some of the non-operational homestays are located in the best potential locations and with a little bit of handholding, these can start earning good revenue for the beneficiaries.

With regard to future programmes for homestays, the experience gained from the implementation of this project can be put to good use by taking up the recommendations contained in this report for their proper design and implementation. Homestay based rural tourism has tremendous potential for Sikkim and the growing number of privately constructed homestays coming into operation is a good indicator. However, there is much to be done by the Department for taking serious stock of the current situation and judiciously planning and executing a well-designed programme to take the rural homestays of Sikkim to another level.

--- END OF REPORT ---

ANNEXURES ACCOMPANYING THIS REPORT

Annexure 1. Summarised Status of Homestays

Annexure 2. List of Incomplete and non-constructed homestays

Annexure 3. Sample of Work Order

Annexure 4 Data base of Government Constructed Homestays

(Not attached, Provide in soft copy)

Annexure 5 – Data base of Privately built and Run Homestays

Annexure 6 – Case Studies of Incomplete/not constructed homestays

Annexure 7 – Case studies of successful homestays

Annexure 8 – Questionnaire for the home stay beneficiaries

Annexure 9 – Questionnaire for the Tourist

SUMMARIZED STATUS OF HOMESTAYS

DISTRICT	HOMESTAYS ALLOTTED	HOMESTAYS COMPLETED	HOMESTAYS NOT COMPLETED	HOMESTAYS NOT CONSTRUCTED	OPERATIONAL	OCASSIONAL	LEASE	RENTED	OWN-USE	IDLE
EAST	187	176	10	1	43	12	-	4	4	113
WEST	226	203	17	6	30	8	7	10	45	103
NORTH	100	93	7	-	8	4	-	-	11	70
SOUTH	223	196	27	-	58	4	-	3	13	118
TOTAL	736	668	61	7	139	28	7	17	73	404

Note: Status of Completion of Homestays and status of Completed Homestays given below is based on 100% evaluation of the 736 homestays, through direct questionnaire survey, phonecalls and enquiries with neighbours and panchayats, contractors etc.

CHART I: STATUS OF COMPLETION OF HOMESTAYS

DISTRICT	HOMESTAYS ALLOTTED	HOMESTAYS COMPLETED	HOMESTAYS NOT COMPLETED	HOMESTAYS NOT CONSTRUCTED	TOTAL
EAST	187	176	10	1	187
WEST	226	203	17	6	226
NORTH	100	93	7	-	100
SOUTH	223	196	27	-	223
TOTAL	736	668	61	7	736
	Percentage of total allotted	90.76	8.29	0.95	

CHART II: STATUS OF COMPLETED HOMESTAYS

DISTRICT	HOMESTAYS COMPLETED	HOMESTAYS OPERATIONAL/ UTILISED	HOMESTAYS IDLE/UNUTILISED	TOTAL
EAST	176	59	117	176
WEST	203	55	148	203
NORTH	93	12	81	93
SOUTH	196	65	131	196
TOTAL	668	191	477	668
Percentage of completed homestays		28.59	71.41	
Percentage of total homestays allocated		25.95	64.81	

Note: Operational homestays include those which are being used as homestays regularly or occasionally and also some which have been leased out as homestays or given out as rented accommodation. In other words some commercial benefit is being obtained by the use of the homestay. Homestays that are idle or unutilised comprise those that are not used as a homestay or for any commercial benefit and are either lying totally unutilised or being used as a storage godown or for personal domestic use

ANNEXURE II - LIST OF INCOMPLETE/NON-CONSTRUCTED HOMESTAYS

District	Constituency	GPU	Ward	Name of the beneficiary	Contact No.	Status of Homestay
East						
1	Nindi Lashithang	Rhenock	Amba	Ang Dorjee Sherpa	6297671093	Not Completed
2	Gnathang Machong	Gnathang	Gnathang Valley	Thupden Bhutia		Not Completed
3	Gnathang Machong	Gnathang	Gnathang Valley	Jhampa Lhamu Bhutia		Not Completed
4	Khamdong Singtam	Serwani	Rabdang	Feeroj Lohagun/ Bashant Thapa	9609856956	Not Completed
5	Chujachen	Lingtam	Nimachen	Tempa Sherpa	8967536841	Not Completed
6	Chujachen	Lingtam-Phadamchen	Nimachen	Tshering Choden Bhutia	960989317	Not Completed
7	Chujachen	Lingtam-Phadamchen	Nimachen	Lakpa Chuden Sherpa		Not Completed
8	Chujachen	Lingtam-Phadamchen	Lingtam	Nima Wangdi Bhutia	8967215475	Not Completed
9	Chujachen	Lingtam-Phadamchen	Phadamchen	Tshering Penjo Bhutia	8967943374	Not Completed
10	Chujachen	Lingtam-Phadamchen	Phadamchen	Pema Hissay Sherpa	9593378598	Not Completed
11	Rhenock	Chalamthang Pacheykhani	Dikling	Dilli Ram Sharma		Not Constructed
West						
1	Daramdin	Ribdi Barayang	Khopi Kharaka	Rinchen Doma Sherpa		Not Completed
2	Daramdin	Ribdi Barayang	Khopi Kharaka	Pem Diki Sherpa	9382573902	Not Completed
3	Daramdin	Ribdi Barayang	Khopi Kharaka	Girmee Sherpa	7029814288	Not Completed
4	Daramdin	Ribdi Barayang	Khopi Kharaka	Phuti Sherpa		Not Completed
5	Daramdin	Ribdi Barayang	Khopi Kharaka	Diki Sherpa	8101416707	Not Completed
6	Daramdin	Ribdi Barayang	Khopi Kharaka	Mingma Lamu Sherpa	7407325902	Not Completed
7	Daramdin	Ribdi Barayang	Khopi Kharaka	Kamal Maya Sherpa	9734927359	Not Completed
8	Daramdin	Ribdi Barayang	Khopi Kharaka	Robin Rai/Suman Rai	9735936261	Not Completed
9	Daramdin	Ribdi Barayang	Khopi Kharaka	Nima Doma Sherpa		Not Completed
10	Daramdin	Ribdi Barayang	Khopi Kharaka	Lakpa Tenzi Sherpa	7679664855	Not Completed
11	Daramdin	Ribdi Barayang	Khopi Kharaka	Pem Diki Sherpa	9382573902	Not Completed
12	Bermiok Gyalzing	Chingthang	Yangsum	Dawki Bhutia	9647882669	Not Completed
13	Rinchenpong	Sambdong Sribadam	7 Sribadam	Dawzang Bhutia	9609255022	Not Completed

14	Soreng	Singling	Gumpa Dara	Sherap Sherpa	8372836914	Not Completed
West						
15	Rinchenpong	Sambong Sribadam	U Sribadam	Samdup Bhutia	9735950203	Not Completed
16	Rinchenpong	Tadong Rinchenpong	4	Til Bahadur Gurung	9593747402	Not Completed
17	Rinchenpong	Dhuppi Narkhola	Pokhri	Kamal Gurung		Not Completed
18	Daramdin	Ribdi Barayang	Khopi Kharka	Lamu Sherpa	7797461581	Not constructed
19	Daramdin	Ribdi Barayang	Khopi Kharka	Passang Lamu Sherpa	7029982033	Not constructed
20	Daramdin	Ribdi Barayang	Khopi Kharka	Tshering Dorjee Sherpa		Not constructed
21	Daramdin	Ribdi Barayang	Khopi Kharka	Shanti Sherpa	9775842107	Not constructed
22	Daramdin	Ribdi Barayang	Khopi Kharka	Phur Lhamu Sherpa	9593376617	Not constructed
23	Yuksom Tashiding	Thinglay Khecheopari	Khecheopari	Birkhaman Gurung	9733097336	Not constructed
North						
1	Dzongu	Mangshila-Tingzey Timbuk	Basbotey Tinzey	Ran Bdr Limboo	9593988986	Not Completed
2	Dzongu	Mangshila-Tingzey Timbuk	Basbotey Tinzey	Lal Bdr Limboo	8768325254	Not Completed
3	Dzongu	Mangshila-Tingzey Timbuk	Basbotey Tinzey	Makraj Limboo	8972716849	Not Completed
4	Kabi Lunchok	Menrongong	Menrongong	Payzor Lepcha		Not Completed
5	Lachen Mangan	Ringhim Nampathang	Ringhim	Ton Tsh Lepcha	8670609028	Not Completed
6	Lachen Mangan	Chortgen-Chungthang	Chungthang	Palden Lepcha	7363826703	Not Completed
7	Lachen Mangan	Chortgen-Chungthang	Chungthang	Sonam Lepcha		Not Completed
SOUTH						
1	Polok Kamrang	Assangthang	Duming	Loken Rai	7872973225	Not Completed
2	Polok Kamrang	Assangthang	Duming	Mani Raj Rai	7407177898	Not Completed
3	Polok Kamrang	Assangthang	Dumi Goan	Ganga Psd Rai		Not Completed
4	Polok Kamrang	Assangthang	Assangthang	Tilok Chettri	9775870204	Not Completed
5	Polok Kamrang	Assangthang-34	Assangthang	Uttam Chettri	8145795127	Not Completed
6	Polok Kamrang	Assangthang-34	Assangthang	Wong Dorjee Tamang	7407702153	Not Completed
7	Polok Kamrang	Assangthang-34	Assangthang	Junu Lepcha	9593770954	Not Completed
8	Temi Namphing	Bermoik Tokal	Today	Karma Topden Bhutia	7872986166	Not Completed
9	Sadam Suntaley	Sadam Suntaley	U. sadam	Karna Kumar Darjee	8436871795	Not Completed

10	Sadam Suntaley	Sadam Suntaley	Mianghim	Hari Kumar Limboo	9002099283	Not Completed
South						
11	Sadam Suntaley	Sadam Suntaley	U. sadam	Thakur Rai	7602431535	Not Completed
12	Tumin Lingee	Lingmoo Paiyoung	Tintarbong	Bimala Rai	9564261512	Not Completed
13	Tumin Lingee	Lingmoo Paiyoung	Lower Nagi	Lakpa Tshering Lepcha	8372914448	Not Completed
14	Namthang Rateypani	Nagi	Lower Nagi	Chandra Bahadur Gurung	7407178812	Not Completed
15	Namthang Rateypani	Namthang Bazar	Kanamtek	Subash Tamang	7602598865	Not Completed
16	Namthang Rateypani	Namthang Rateypani	Bikmat	Geeta Subba	8016473119	Not Completed
17	Namthang Rateypani	Perbing Doban	Upper Perbing	Pema Ongyal Sherpa	9593265044	Not Completed
18	Yangang Rangang	Yangang Rangang	Gumpa Ward	Hari Prasad Rai	9647886323	Not Completed
19	Yangang Rangang	Yangang Rangang	U. Gagyong	Suraj Kumar Rai		Not Completed
20	Burfung	Kewzing -Bakhim	Bakhim	Passang Sherpa	9735900101	Not Completed
21	Burfung	45 Kewzing-Bakhim	Bakhim	Chozang Sherpa	8167456461	Not Completed
22	Burfung	45 Kewzing-Bakhim	Bakhim	Phur Dawa Sherpa	9593631086	Not Completed
23	Burfung	Kewzing -Bakhim	Bakhim	Pem Sangay Sherpa	8348556227	Not Completed
24	Burfung	Kewzing -Bakhim	Bakhim	Mingma Tharbu Sherpa	8001740280	Not Completed
25	Burfung	Burfung Deythang	U. Namlung	Chandra Kumar Chettri	8967338834	Not Completed
26	Burfung	Burfung Jorang	Lower Deythang	Laxmi Prashad chettri	9609927892	Not Completed
27	Namchi Singithang	Singithang	Maniram	Tharchen Tamang		Not Completed

Summary	District	East	West	North	South	Total
	Incomplete	10	17	7	27	61
	Not constructed	1	6			7
	Total	11	23	7	27	68

Annexure 3 Sample of Work Order



GOVERNMENT OF SIKKIM
DEPARTMENT OF TOURISM CIVIL AVIATION

GANGTOK

Memo No. 155 (103) E.C./1007/Gen/EST/11-12/20

Dated: 10/7/14

To,
The President,
M/s Ribdi Bhareng Ward No.1 Labour Co-operative Society Ltd
Daramdin Constituency
West of Sikkim.

Subject : Work Order for " Construction of 10 nos of two roomed house with attached toilet at Ribdi Bhareng in West Sikkim".

Sir,

Your tender for the work mentioned above has been accepted on behalf of Governor of Sikkim at 15% above the schedule rate of the Department.

You are requested to attend the office of Assistant Engineer (W) to draw the agreement within 15 (fifteen) days from the issue of this work order, failing which the work order shall be cancelled and your earnest money deposited in the Department will be forfeited.

You are also requested to contact the office of the Junior Engineer (West), Tourism Department for commencement of the work.

The time allowed for the completion of the work is 12 (Twelve) months from the date of agreement for the work.

Chargeable head: 5452-01.101-63.00.81 Dev. Of Village Tourism (State Specific Grants under 13th Finance Commission).

Name of work: " Construction of 10 nos of two roomed house with attached toilet at Ribdi Bhareng in West Sikkim".

Work Value : Rs.82.30/- Lakhs (Rupees Eighty Two Lakhs and Thirty Thousand) only
Tender rate : 20% Above

Yours faithfully

Sd/-

Divisional Engineer (West)
Tourism & Civil Aviation Department

Copy To:-

1. Hon'ble Area M.L.A Daramdin Constituency, West Sikkim
2. Sr.P.S Hon'ble Minister Tourism Department
3. Commissioner cum Secretary, Tourism & Civil Aviation Department.
4. Director Vigilance, Police Department.
5. Chief Engineer, Tourism & Civil Aviation Department.
6. Chief Pay & Account Office (Treasury) Gangtok (FRED).
7. Additional Chief Engineer, Tourism & Civil Aviation Department.
8. Chief Account Officer, Tourism & Civil Aviation Department.
9. Superintending Engineer (South/West), Tourism & Civil Aviation Department.
10. Assistant Engineer (West), Tourism & Civil Aviation Department.
11. Office Copy.

Divisional Engineer (West)
Tourism & Civil Aviation Department



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**ANNEXURE 5 - DATA BASE OF PRIVATELY BUILT AND RUN HOMESTAYS (EAST DISTRICT)
(REGISTRATION WITH TOURISM & CAV. DEPARTMENT)**

Area	UPDATED DATA OF HOMESTAY										REGISTRATION WITH TOURISM & CAV. DEPARTMENT	
	Area	NAME OF THE HOMESTAYS	NAME OF PROPRIETOR	LOCATION	REGISTRATION NO.	Valid upto	NO. OF ROOMS	NO. OF BEDS	TOTAL CAPACITY	NO. OF EMPLOYEES	CONTACT NO.	
SL NO.	NAME OF THE HOMESTAYS	NAME OF PROPRIETOR	LOCATION	REGISTRATION NO.	Valid upto	NO. OF ROOMS	DOUBLE	SINGLE	LOCAL	NON-LOCAL	CONTACT NO.	
1*	Alpine Homestay	Narayan Pradhan	U/Pakyong	04/DOT&CAV/E/16/HS/ P	6/7/2017	2	2	0	0	0	9832065617	
2	Tashi Delek Homestay	Pema Diki Zongtenpa	Assam lingzey	37/DOT&CAV/HS/P	20/7/2016	5	5	0	2	0	9434012249	
3	Malinggo Homestay	Hissay Choden	Assam Gaucharan	104/DOT&CAV/E/16/HS /P	26/7/2017	4	4	0	1	0	9609857188	
4	Bon's Rising Sun Homestay	Roshni Chettri	U/Samsing	173/DOT&CAV/E/18/HS /P	21/1/2019	5	5	0	2	1	9832368832	
5	Auspicious Vega Homestay	Ashis Subba	Chalamthang	176/DOT&CAV/E/18/HS /P	29/1/2019	5	5	0	2	1		
6	River Valley Homestay	Milan Subba	Machong Lossing	181/DOT&CAV/E/18/HS /P	4/2/2019	4	4	0	1	0	9800019088	
7	Pahuna Ghar Homestay	Tara Devi Sharma	Assam lingzey	197/DOT&CAV/E/18/HS /P	7/3/2019	3	3	0	0	0	9609996583	
8	Lama Homestay	Jeewan Lama	Rorathang	205/DOT&CAV/E/18/HS /P	19/3/2019	5	5	0	2	1	8348115562	
9	Wood Stock Homestay	Karna Bdr. Limbo	Machong Lossing	208/DOT&CAV/E/18/HS /P	2/4/2019	4	4	0	0	0	9564292614	
10	Yakten Paradise Homestay	Dorjee W. Sherpa	Pakyong, N/Karthok	213/DOT&CAV/E/18/HS /P	12/4/2019	4	4	0	0	0	7551061009	
11	Silk Route Zaluk Homestay	Annie Pradhan	Pakyong, N/Karthok	215/DOT&CAV/E/18/HS /P	17/4/2019	5	5	0	2	1	9635451432	
12	Cottage Homestay	Dawa Tsh. Bhutia	Yakteen/ Pakyong	221/DOT&CAV/E/18/HS /P	29/4/2019	5	5	0	2	1	8967704443	
13	Rangpo Khola Homestay	Em Bdr. Suba	Lossong Riwa machong	223/DOT&CAV/E/18/HS /P	4/5/2019	4	4	0	1	0	9083351590	
14	Eco Tourism Homestay	Kar Bir Limboo	Lossong Riwa machong	224/DOT&CAV/E/18/HS /P	4/5/2019	4	4	0	1	0	9679378901	
15	Pithang Homestay	Deo Raj Sharma	Lossong Riwa machong	225/DOT&CAV/E/18/HS /P	4/5/2019	4	4	0	1	0	9832541876	
16	Yadap Homestay	Yadap Sharma	Lossong Riwa machong	226/DOT&CAV/E/18/HS /P	4/5/2019	5	5	0	2	1	7076334335	
17	Rajani Homestay	Rajani Gurung	Lossong Riwa machong	227/DOT&CAV/E/18/HS /P	4/6/2019	4	4	0	1	0	8348945162	
18	Kalpana Homestay	Kalpana Sharma	Lossong Riwa machong	228/DOT&CAV/E/18/HS /P	4/7/2019	4	4	0	1	0	8972866870	
19	Khushboo Homestay	Kamala Sharma	Lossong Riwa machong	229/DOT&CAV/E/18/HS /P	4/8/2019	4	4	0	1	0	8116172241	
20	Pine Forest Homestay	Mandira Adhikari	Dugalakra	230/DOT&CAV/E/18/HS /P	4/9/2019	5	5	0	1	1	7478572060	
21	Sawaden Homestay	Mani Kr. Subba	Machong Lossing	243/DOT&CAV/E/18/HS /P	21/6/2019	4	4	0	1	0	7676334335	

22	Neesam Homestay	Sancha Raj Subba	Machong Lossing	244/DOT&CAV/E/18/HS/p	21/6/2019	4	4	0	8	1	0	9775911059
23	SR Homestay	Saroj Rai	Namchey, Pakyong	248/DOT&CAV/E/18/HS/p	21/6/2019	2	2	0	4	0	0	
24	Aditi Homestay	Menuka Tamang	Lossing Machong	175/DOT&CAV/E/18/HS/p	21/11/2019	5	5	0	10	1	1	9593373401
25	Sebika Homestay	Vijay Sharma	Lossing Machong	249/DOT&CAV/E/18/HS/p	21/6/2019	5	5	0	10	1	1	7797885833
26	Maaden Dara Homestay	Prem Diki Subba	Lossing	250/DOT&CAV/E/18/HS/p	21/6/2019	4	4	0	8	1	0	7478851516
27	Tempey Thang Homestay	Tashi T. Bhutia	Dikling Pakyong	262/DOT&CAV/E/18/HS/p	8/7/2019	4	4	0	8	1	0	7407212717
28	Sumnima Homestay	Suraj Rai	Machong	277/DOT&CAV/E/18/HS/p	17/7/2019	4	4	0	8	1	0	7797746739
29	Sawaden Homestay	Birkha Hang Subba	Machong Lossing	278/DOT&CAV/E/18/HS/p	17/7/2019	5	5	0	10	2	1	977552239
30	Nature Touch Homestay	Prabhat Dhakal	U/Namcheybong	281/DOT&CAV/E/18/HS/p	19/7/2019	5	5	0	10	2	1	7829855078
31	Jamu Homestay	Nirmala Gurung	Thekabong	286/DOT&CAV/E/18/HS/p	29/7/2019	4	4	0	8	1	0	9647352912
32	Kutumba Homestay	Nakul Das Rai	Assam lingzey	303/DOT&CAV/E/18/HS/p	23/3/2019	5	5	0	10	2	1	9933448233
33	Aanko Homestay	Kewal S. Rai	Rikyap Machong	312/DOT&CAV/E/18/HS/p	6/9/2019	5	5	0	10	2	1	8670396799
34	Rahhika Homestay	Sushila Gurung	Pachey Samsing	316/DOT&CAV/E/18/HS/p	10/9/2019	5	5	0	10	2	1	8101374418
35	Yuvanu Homestay	Bishnu M. Rai	U/Samsing, Pakyong	322/DOT&CAV/E/18/HS/p	23/9/2019	4	4	0	8	1	0	9609877858
36	Seena Homestay	Seena Sharma	Pachey Samsing, Pakyong	332/DOT&CAV/E/18/HS/p	12/11/2019	4	4	0	8	2	0	9609910210
37	Homestay	Sakun Rai	Pastinga	NR		1	0	1	1	1	0	9593274596
38	Homestay	Arjun Rai	Pastinga	NR		1	0	1	1	1	0	
39	Homestay	Nabin Rai	Pastinga	NR		1	0	1	1	1	0	
40	Homestay	Tul Kumar Rai	Pastinga	NR		1	0	1	1	1	0	
41	Homestay	Nahri Bhutia	Pastinga	NR		1	0	1	1	1	0	
42	Homestay	N.C Dhakal	Pastinga	NR		1	0	1	1	1	0	
43	Cherry Blossom Homestay	T. T. Bhutia	Tadong, near MT.Zion Kid Zee	69/DOT&CAV/HS/p	11/1/2017	3	3	0	6	0	0	7384062843
44	Manderin Hills Homestay	Lata Doma Bhutia	Lumsey 5th Mile	97/DOT&CAV/HS/p	6/9/2017	6	6	0	12	3	1	9832036140
45	Bastola's Homestay	Dev Darshan Bastola	Tadong, Daragaon	142/DOT&CAV/E/17/HS/p	4/6/2018	2	2	0	4	0	0	9800491599
46	Newa Homestay	Deo N. Pradhan	Lumsey 5th Mile	234/DOT&CAV/E/18/HS/p	17/5/2019	2	2	0	4	0	0	9732863167
47	Sikkim Aarohan Homestay	Suraj Gurung	Tadong, Daragaon	239/DOT&CAV/E/18/HS/p	8/6/2019	5	5	0	10	2	1	7001435360
48	Bhivan Homestay	Devika Tamang	6th Mile Tadong	240/DOT&CAV/E/18/HS/p	17/6/2019	5	5	0	10	2	1	9832370771
49	Norling Homestay	Mayamit Lepcha	Tadong	282/DOT&CAV/E/18/HS/p	22/7/2019	4	4	0	8	1	0	9832074904
50	Zompala Homestay	Hissay Choden	Bojoghari, 3rd Mile	103/DOT&CAV/E/16/HS/p	26/7/2017	5	5	0	10	2	0	9474151528

51	Foront View Homestay	Nima Thendup Sherpa	Bojoghari	135/DOT&CAV/E/17/HS/P	24/4/2018	4	4	0	8	1	0	964688224
52	Tashi Homestay	Tashi D. Lepcha	Bojoghari	141/DOT&CAV/E/17/HS/P	29/5/2018	4	4	0	8	1	0	9564912112
53	Zimchung Homestay	Tashi C. Bhutia	Swastik	169/DOT&CAV/E/17/HS/P	1/1/2019	2	2	0	4	0	0	9434507875
54	Ngodrup Khangsar Homestay	Tashi Tsh. Tamang	Luing	206/DOT&CAV/E/18/HS/P	28/3/2019	3	3	0	6	0	0	9593973737
55	Sarita Chettri White Lonch Homestay	Rajendra Gurung	Luing	297/DOT&CAV/E/18/HS/P	20/8/2019	5	5	0	10	2	1	9593885900f
56	Kharga Homestay	Renuka Pandey	Luing Changrang	334/DOT&CAV/E/18/HS/P	12/11/2019	2	2	0	4	0	0	8900389023
57	Pintar Villa	Samir Giri	U/Tinek	114/DOT&CAV/E/16/HS/P	24/10/2017	4	4	0	8	1	0	8172058269
58	Norbu Homestay	Chingay L. Bhutia	Samdong, U/Kambal	222/DOT&CAV/E/18/HS/P	2/5/2019	5	5	0	10	2	0	9434168163
59	Ayushvana Homestay	Tika D. Sharma	U/Tinek	236/DOT&CAV/E/18/HS/P	6/6/2019	5	5	0	10	2	0	9733264289
60	Chankar House Homestay	Tenzing D. Bhuttia	U/Chandmari	06/DOT&CAV/E/14/HS/P		4	4	0	8	0	0	9474834509
61	Dhamshakay Homestay	Ninden Bhutia	Shotak	14/DOT&CAV/HS	28/1/2016	4	4	0	8	1	0	9832370680
62	Dorjee Lee Homestay	Pempo D. Lepcha	U/Tathangchen	76/DOT&CAV/HS/E/P	1/4/2017	4	4	0	8	0	0	9647504644
63	Tashi Palbar Homestay	Kayzang D. Bhutia	Enchey Monatery Road, Chandmari	116/DOT&CAV//E/16/HS	24/10/2017	2	2	0	4	0	0	8944993377
64	Ugen Homestay	Ugen D. Bhutia	Chandmari	148/DOT&CAV//E/17/H S/P	23/7/2018	4	4	0	8	0	0	8145315154
65	Denzongpa Homestay	Sangay T. Denzongpa	U/Tathangchen	220/DOT&CAV//E/17/H S/P	29/4/2019	5	5	0	10	2	1	9593883072
66	Passang Lhamu Homestay	Tenzing H. W. Bhutia	Rongyek	258/DOT&CAV//E/18/H S/P	4/7/2019	5	5	0	10	2	1	9434117231
67	Aaryom Lee Homestay	Rewaaz Tenzing Chettri	Chandmari	276/DOT&CAV//E/18/H S/P	17/7/2019	5	5	0	10	2	1	7908175213
68	Karma Homestay	Karma W. Bhutia	Chandmari	283/DOT&CAV//E/18/H S/P	22/7/2019	5	5	0	10	2	1	8918973243
69	Aura Items Homestay	Tenzing D. Bhutia	2nd Mile Chandmari	315/DOT&CAV//E/18/H S/P	10/9/2019	5	5	0	10	2	1	8389871405
70	Pha-Ma Homestay	Jigme D. Bhutia	Chandmari	323/DOT&CAV//E/18/H S/P	23/9/2019	5	5	0	10	2	1	9609756956
71	Muma's Homestay	Thakur Psd. Basnett	Chota Singtam	39/DOT&CAV/HS/P	4/11/2016	3	3	0	6	0	0	9434870929
72	Serenity Homestay	Arohan Sapkota	Chota Singtam	94/DOT&CAV/HS/P	14/5/2016	10	10	0	20	3	0	9733382053
73	Kausick Homestay	Hari Maya Sharma	Kopchey, Sudunglakha	56/DOT&CAV/E/15/HS/P	23/11/2016	2	2	0	4	0	0	9564314006
74	Ankita & Barsha Homestay	Leela Pradhan	Sudunglakha	57/DOT&CAV/E/15/HS/P	23/11/2016	2	2	0	4	0	0	8145142930
75	Pernakya Homestay	Pabtra Sharma	Mulukey	58/DOT&CAV/E/15/HS/P	23/11/2016	1	1	0	2	0	0	9474520654
76	Tashi Lhumpu Homestay	Thupden D. Bhutia	Gnathang	99/DOT&CAV/E/16/HS/P	11/9/2017	5	5	0	10	0	0	9474425482

77	HOMESTAY	Sangay D. Bhutia	Gnathang	182/DOT&CAV/E/18/HS/P	4/2/2019	4	4	0	8	0	0	9609868993
78	Pegs Homestay	Sonam K Lepcha	U/Sichey	38/DOT&CAV/E/15/HS	19/11/2017	5	5	0	10	2	1	9474357751
79	M/s Yuli Homestay	Neelam Basnett	Sichey	10/DOT&CAV/HS/P	29/8/2015	5	5	0	10	2	1	5592202102
80	Gangtok Homestay	Padam Kr. Pradhan	Manbir Colony, Burtuk	64/DOT&CAV/15/HS/P	2/12/2016	5	5	0	10	2	1	9593260010
81	Prashti Kung Homestay	Bhim Pradhan	U/Burtuk	65/DOT&CAV/15/HS/P	2/12/2016	5	5	0	10	2	1	8016036863
82	Indra Kill Homestay	Prinka Thatal	Pallor Stadium Road	96/DOT&CAV/HS/P	23/8/2017	4	4	0	8	0	0	7076861594
83	Chittrak Homestay	Chetan Basnett	U/Sichey	160/DOT&CAV/E/17HS/P	28/11/2018	5	5	0	10	2	0	9434103411
84	Mountain Eclipse Homestay	Dipendra Chettri	U/Sichey	166/DOT&CAV/E/17HS/P	5/12/2018	5	5	0	10	2	1	
85	Genshapa's Homestay	Tshering D. Bhutia	U/Sichey	187/DOT&CAV/E/18HS/P	28/2/2019	5	5	0	10	2	1	81458902263
86	Khambu Khim Homestay	Avishek Rai	U/Sichey	188/DOT&CAV/E/18HS/P	28/2/2019	2	2	0	4	0	0	9749231061
87	Marigold Homestay	Nihal Rai	L/Sichey	195/DOT&CAV/E/18HS/P	7/3/2019	4	4	0	8	1	0	9733142399
88	Sinol Homestay	Sanjeev Kr. Pradhan	U/Sichey	196/DOT&CAV/E/18HS/P	8/3/2019	5	5	0	10	2	0	9832381198
89	Kashyap Kunj Homestay	Reshma Sharma	L/Sichey	198/DOT&CAV/E/18HS/P	7/3/2019	5	5	0	10	2	0	9434127250
90	Anshu Homestay	Anushila Lepcha	L/Sichey	216/DOT&CAV/E/18HS/P	22/4/2019	5	5	0	10	2	0	9635451432
91	Blueberry Homestay	Pema Leezum Bhutia	L/Sichey	232/DOT&CAV/E/18HS/P	7/5/2019	5	5	0	10	2	0	9734442337
92	Den Homestay	Deena Rai	U/Sichey	233/DOT&CAV/E/18HS/P	7/5/2019	5	5	0	10	2	0	7550874581
93	The Happy Valley B&B Homestay	Laxmee Pant	U/Sichey	261/DOT&CAV/E/18HS/P	8/7/2019	5	5	0	10	2	0	9198907982
94	Rhodukhim Homestay	Sumerun Rai	U/Sichey	274/DOT&CAV/E/18HS/P	10/7/2019	5	5	0	10	2	0	9064614846
95	Phigum Homestay	Tenzing D. Bhutia	Phewa busty, Sichey	285/DOT&CAV/E/18HS/P	29/7/2019	5	5	0	10	2	0	7479317863
96	Ur's Homestay	Amit Rai	U/Sichey	307/DOT&CAV/E/18HS/P	23/8/2019	5	5	0	10	2	0	7550952997
97	Little Sikkim Homestay	Yenthen Gyatso	U/Sichey	314/DOT&CAV/E/18HS/P	9/9/2019	5	5	0	10	2	0	8101833173
98	The Skyfall Urban Homestay	Laxuman Pradhan	U/Sichey	338/DOT&CAV/E/18HS/P	12/11/2019	5	5	0	10	2	2	9933011880
99	Burpeepal Homestay	Kaushilya Pradhan	Nimthang	68/DOT&CAV/E/16/HS	11/1/2017	4	4	0	8	1	0	8145841316
100	Faxtanglung Homestay	Bijay Kr. Subba	L/Nandok	218/DOT&CAV/E/18/HS/P	25/4/2019	5	5	0	10	2	1	7872020951
102	Forest King Homestay	Tshering D. Bhutia	Nirthang/L/Nandok	212/DOT&CAV/E/18/HS/P	12/4/2019	4	4	0	8	1	0	9832033340
103	Gongkha Homestay	Phurba Tsh. Lepcha	Pabyuik, Naitam	255/DOT&CAV/E/18/HS/P	4/7/2019	4	4	0	8	1	0	7478569763
104	Hidden Village Homestay	Santa Rai	Pabyuik, Naitam	256/DOT&CAV/E/18/HS/P	4/7/2019	5	5	0	10	2	1	8617890378
105	Kyongshosia Edges Homestay	Arunima Rai	Pabyuik Naitam	257/DOT&CAV/E/18/HS/P	4/7/2019	3	3	0	6	0	0	8250368292
106	Jehovah Bethel Homestay	Mingma P. Tamang	Nazitam	308/DOT&CAV/E/18/HS/P	24/8/2019	5	5	0	10	2	1	8768731703
107	Taal Homestay	Karma R. Ongmu	Nandok, Saramsa	317/DOT&CAV/E/18/HS/P	10/9/2019	5	5	0	10	2	1	99322940312

108	Green Valley Homestay	Arun Tamang	Namin Rutek	100/DOT&CAV/E/16/HS/P	1/9/2017	4	4	0	8	0	0	8116006720
109	Animesh Homestay	Srina Sharma	Namin	157/DOT&CAV/E/17/HS/P	12/11/2018	3	3	0	6	0	0	9733155475
110	Aho Village Retreat Homestay	Kunta Maya Sharma	Aho Yangtam	209/DOT&CAV/E/18/HS/P	4/4/2019	5	5	0	10	2	1	9434012037
111	Bhaichung Homestay	Bhaichung Sherpa	Jalipool	217/DOT&CAV/E/18/HS/P	25/4/2019	4	4	0	8	1	0	8967837486
112	Timber Land Homestay	Bishwendra Pradhan	Namli Marchak	231/DOT&CAV/E/18/HS/P	4/5/2019	5	5	0	10	2	1	9593789287
113	Jiwan Joti Homestay	Priyanka Pradhan	Chisopani/ Topakhani	279/DOT&CAV/E/18/HS/P	17/7/2019	5	5	0	10	2	1	8388838819
114	Travellers Inn Homestay	Bibhusan Basnett	Ranipool	296/DOT&CAV/E/18/HS/P	20/8/2019	5	5	0	10	2	1	7001827856
115	Homestay	Nima Lepcha	RAY	NEW		9	9	0	18	2	0	
116	Homestay	Peja Lepcha	do	do		2	2	0	4	0	0	
117	Homestay	Nima Choden	do	do		3	3	0	6	0	0	7872976910
118	Homestay	Thendup Lepcha	do	do		2	2	0	4	0	0	
119	Homestay	Kurzongnit Lepcha	do	do		2	2	0	4	0	0	
120	Homestay	Lakpa Lepcha	do	do		3	3	2	6	0	0	
121	Homestay	N T Lepcha	do	do		4	4	0	8	0	0	775952768
122	Homestay	Dukda Lepcha	do	do		2	2	0	4	0	0	
123	Homestay	Jumit Lepcha	do	do		7	7	0	14	0	0	
124	Homestay	Doma Lepcha	do	do		2	2	0	4	0	0	
125	Homestay	Lhamu Lepcha	do	do		4	4	0	8	0	0	
126	Homestay	Pem Tsh Lepcha	do	do		4	4	0	8	0	0	
127	Homestay	Sonam Lepcha	do	do		4	4	0	8	0	0	
128	Homestay	Kessang Lepcha	do	do		3	3	0	6	0	0	
129	Homestay	Kipa Lepcha	do	do		2	2	0	4	0	0	
130	Homestay	Dawa Tshering	do	do		10	10	0	20	3	0	
131	Homestay	Nandu Lepcha	do	do		3	3	0	6	0	0	
132	Homestay	Phurden Lepcha	do	do		4	4	0	8	0	0	
133	Homestay	Ganzay Lepcha	do	do		3	3	0	6	0	0	
134	Homestay	Tashi Lepcha	do	do		2	2	0	4	0	0	
135	Homestay	Nimthi Lepcha	do	do		2	2	0	4	0	0	
136	Homestay	Mikmar Lepcha	do	do		3	3	0	6	0	0	
137	Saahvi Homestay	Sandeep Kharel	Rawtey-Rumtek	102/DOT&CAV/E/16/HS/P	27/9/2017	4	4	0	8	1	0	9832351999
138	Twingspring Homestay	Nirmaya Chettri	Rawtey-Rumtek	143/DOT&CAV/E/17/HS/P	14/6/2018	4	4	0	8	1	0	9733042150
139	Rangpo Khola Homestay	Bidhya Pd. Sharma	Machong	151/DOT&CAV/E/17/HS/P	8/9/2018	4	4	0	8	1	1	9832541876
140	Green Woody Camp Homestay	Dawaden Bhutia	Rumtek	152/DOT&CAV/E/17/HS/P	11/9/2018	4	4	0	8	1	0	8768808110
141	Masa Cottage Homestay	Palden G. Bhutia	Sang-ZhiglaMasa	153/DOT&CAV/E/17/HS/P	11/9/2018	1	1	0	2	0	0	9593518106
142	Green Valley Homestay	Raju Rai	L/Lingdum	180/DOT&CAV/E/18/HS/P	4/2/2019	3	3	0	6	1	0	9775968711
143	Tirkulam Homestay	Karma Tsh. Bhutia	Sang Tirkutam	253/DOT&CAV/E/18/HS/P	4/7/2019	5	5	0	10	2	1	7797742624
144	Raniban Homestay	Buddha Neopaney	Rawtey-Rumtek	293/DOT&CAV/E/18/HS/P	10/8/2019	3	3	0	6	0	0	9064352071

145	Homestay	Bhushan Berdewa	Rumtek	NR		4	4	0	8	1	1	1	980037414
146	Homestay	Yapchung Bhutia	DO	NR		2	2	0	4	2	0	0	9593192769
147	Plato Homestay	Karma D. Wangchuk	Kayathang, Rumtek	17/DOT&CAV/HS/P	1/2/2016	4	4	0	8	1	0	0	9475916844
148	Maya Baas Homestay	Prashant Chettri	Rawtey, Rumtek	71/DOT&CAV/E/HS/P	14/2/2017	3	3	0	6	0	0	0	8172023481
149	Mustard Seed Homestay	Lee S.Targain	Sajong	106/DOT&CAV/E/16/HS/P	15/8/2017	4	4	0	8	1	0	0	95340496605
150	Santi Niwas Homestay	Krishna Pradhan	Sangkholia, Burung	109/DOT&CAV/E/16/HS/P	15/8/2017	4	4	0	8	1	0	0	9933765389
151	Nauras Homestay	Basant Thapa	Sakyong	110/DOT&CAV/E/16/HS/P	15/8/2017	2	2	0	4	0	0	0	9932787991
152	Ray Valley Homestay	Prema Sharma	Ray Khola	147/DOT&CAV/E/17/HS/P	23/7/2018	5	5	0	10	2	1	1	94340425260
153	Karma Deechen Homestay	Zicktoo D. Bhutia	Sajong Rumtek	313/DOT&CAV/E/18/HS/P	9/9/2019	4	4	0	8	1	0	0	8918244456
154	Sikkimeess Homestay	Syluisa Bhutia	Sajong Rumtek	325/DOT&CAV/E/18/HS/P	8/10/2019	3	3	0	6	0	0	0	7602253452
155	SUDHI'S HOMESTAY SERVICE APARTMENT	Hem Singh Pradhan	Near Defence Hall U/Tadong	02/DOT&CAV/E/HS/P	6/7/2017	5	5	0	10	2	1	1	9932010804
156	GANGTOK TARA'S URBAN HOMESTAY	Tara Chettri	Near ICAR U/Tadong	03/DOT&CAV/E/HS/P	6/7/2017	3	3	0	6	2	0	0	9593276694
157	Tulip Homestay	Chandra Rekha Sharma	U/Syari	130/DOT&CAV/E/17/HS/P	30/1/2018	4	4	0	8	2	0	0	9434191787
158	Kunzang Villa Homestay	Sonam G. Tashi	Deorali	186/DOT&CAV/E/18/HS/P	22/2/2019	5	5	0	10	2	1	1	9434060981
159	Sikkim Green Himalayan Homestay	Manish Gurung	Daragaon, Tadong	199/DOT&CAV/E/18/HS/P	7/3/2019	5	5	0	10	2	1	1	9434127250
160	Mendo Dhim Homestay	Pragyawan Pakhrin	Deorali	200/DOT&CAV/E/18/HS/P	18/3/2019	3	3	0	6	0	0	0	9609018324
161	Shri Ram Homestay	Dr. O.P.Dhakal	Daragaon, Tadong	210/DOT&CAV/E/18/HS/P	4/4/2019	5	5	0	10	1	0	0	8436002232
162	Kunai Homestay	Roshni Sharma	Greendale School, Tadong	237/DOT&CAV/E/18/HS/P	7/62019	4	4	0	8	1	0	0	9593210137
163	Khushikabit Homestay	Kabita Pradhan	Panihouse	280/DOT&CAV/E/18/HS/P	19/7/2019	4	4	0	8	1	0	0	8388031511
164	Retusa Homestay	Bina Bhandari	Below Krishi Bhawan U/Tadong	01/DOT&CAV/E/14/45	11/6/2015	3	3	0	6	0	0	0	9733145301
165	Ganga Urban Homestay	Depesh Chettri	Daragaon Tadong	131/DOT&CAV/E/17/HS/P	30/1/2018	3	3	0	6	1	0	0	977594458
166	Norbu House Homestay	Thinlay N. Bhutia	Amco Golai, Tadong	304/DOT&CAV/E/18/HS/P	23/3/2019	5	5	0	10	2	1	1	8377099305
167	Zimkhang Homestay	Yangchen T. Lepcha	NH10, Gangtok	318/DOT&CAV/E/18/HS/P	16/9/2019	4	4	0	8	1	0	0	7063406344
168	AAI Changa Homestay	Mr. Changa Bhutia	Phadamchen	NR		5	5	0	10	1	0	0	8967049863
169	Silk Route Eco- Hub Homestay	Mr. Lakpa Sherpa	Nimachen	NR		5	5	0	10	1	0	0	9933519398
170	Palbhew Homestay	Tshering Palmu Sherpa	Phadamchen	36/DOT&CAV/E/15/HS	20.7.16	5	5	0	10	2	1	1	9733209562
171	N.T. Homestay	Sonam Doma Bhutia	Phadamchen	18/DOT&CAV/HS	11.2.17	5	5	0	10	3	1	1	9197207751
172	Aenjala Homestay	Mrs. Chumki Sherpa	Phadamchen	47/DOT&CAV/E/H/15	11.8.16	4	4	0	8	0	0	0	
173	Takche Homestay	Mrs. Chumki Bhutai	Phadamchen	15/DOT&CAV/E/16/TA	11/2/2016	3	3	0	6	0	0	0	9932617654/
174	Lamakhang Homestay	Mr. Chumba Sherpa	Phadamchen	48/DOT&CAV/15/HS	23/11/2016	5	5	0	10	2	0	0	9932145140
175	Golden Dream Homestay	Nima Tsh.Tamang	Phadamchen	30/DOT&CAV/E/15/HS/P	19/6/2017	4	4	0	8	0	0	0	8768794905
176	Silent Wood Homestay	Raghubir Chettri	Phadamchen	31/DOT&CAV/E/15/HS/P	19/6/2017	4	4	0	8	0	0	0	9475007233

177	Sherstha Homestay	Bishnu Maya Pradhan	Phadamchen	32/DOT&CAV/E/15/HS/P	19/6/2017	4	4	0	8	0	0	9734523621
178	Tashi Delek Homestay	Lakpa Sherpa	Phadamchen	13/DOT&CAV/E/HS	30/11/2015	3	3	0	6	0	0	9800100802
179	Sonam Homestay	Passang L Sherpa	Phadamchen	16/DOT&CAV/HS	11/2/2016	3	3	0	6	0	0	9933724416
180	Pangola View Homestay	Wangchuk Sherpa	Phadamchen	33/DOT&CAV/HS/P	19/6/2016	4	4	0	8	0	0	7872392661
181	Jasu Maya Homestay	Bishnu Maya Kami	Phadamchen	43/DOT&CAV/E/15/HS/P	23/11/2016	3	3	0	6	0	0	9647871664
182	Luzang La Homestay	Norby Sherpa	Phadamchen	44/DOT&CAV/E/15/HS/P	23/11/2016	4	4	0	8	0	0	9800597084
183	Potala Homestay	Sonam T. Sherpa	Phadamchen	45/DOT&CAV/E/15/HS/P	23/11/2016	4	4	0	8	0	0	9679808573
184	Soyangla Homestay	Sonam O.Bhutia	Phadamchen	46/DOT&CAV/E/15/HS/P	23/11/2016	5	5	0	10	2	0	9733256336
185	Kenzo Homestay	Chunkey Sherpa	Phadamchen	47/DOT&CAV/E/15/HS/P	23/11/2016	4	4	0	8	0	0	9932434965
186	Laden Homestay	Lakpa D.Bhutia	Phadamchen	49/DOT&CAV/E/15/HS/P	23/11/2016	5	5	0	10	2	1	9775926554
187	Eco Nest Homestay	Decho Bhutia	Phadamchen	70/DOT&CAV/E/HS/P	11/1/2017	3	3	0	6	0	0	
188	Khangri Homestay	Phu Doma Sherpa	Phadamchen	86/DOT&CAV/E/HS/P	2/5/2017	3	3	0	6	0	0	9932367875
189	Ice Land Homestay	Passang L. Sherpa	Phadamchen	92/DOT&CAV/E/HS/P	2/5/2017	3	3	0	6	0	0	8768791975
190	Tenzing Homestay	Mr. Phurba Tamang	Arubotey-Lingtam	89/DOT&CAV/HS/E/P	2/5/2017	4	4	0	8	0	0	8016896538
191	Eco-Hut Homestay	Tshring D.Bhutia	Nimachen	91/DOT&CAV/HS/E/P	2/5/2017	4	4	0	8	0	0	9733054861
192	Norbula Homestay	Tshering C.Bhutia	Padamchen	107/DOT&CAV/E/16/HS/P	15/8/2017	5	5	0	10	2	1	9609879317
193	Saluja Homestay	Ongyal Sherpa	Padamchen	108/DOT&CAV/E/16/HS/P	15/8/2017	4	4	0	8	0	0	
194	Pakhrin Homestay	Dhan Bdr. Tamang	Lingtam	112/DOT&CAV/E/16/HS/P	24/10/2017	5	5	0	10	2	0	9932746713
195	Diamond Homestay	Tshering Z.Sherpa	Padamchen	113/DOT&CAV/E/16/HS/P	24/10/2017	4	4	0	8	2	0	8348370648
196	Eco-Paradise Homestay	Sonam Gyatso Bhutia	Lingtam	128/DOT&CAV/E/16/HS/P	27/11/2017	4	4	0	8	0	0	9434488074
197	Tapovan Homestay	Palden Sherpa	Nimachen	164/DOT&CAV/E/17/HS/P	5/12/2018	2	2	0	4	0	0	7797880831
198	Silk Route Homestay	Denka Bhutia	Lingtam	168/DOT&CAV/E/17/HS/P	5/12/2018	4	4	0	8	1	0	8967299445
199	Being Human Homestay	Pempa J. Sherpa	Phadamchen	170/DOT&CAV/E/18/HS/P	1/1/2019	4	4	0	8	1	0	9800100802
200	Pali Homestay	Dha Tsh. Sherpa	Phadamchen	171/DOT&CAV/E/18/HS/P	2/1/2018	5	5	0	10	2	1	7650811007
201	Youden Homestay	Chung Chung Sherpa	Phadamchen	177/DOT&CAV/E/18/HS/P	29/1/2019	4	4	0	8	0	0	7585932336
202	Newar Homestay	Manita Pradhan	Padamchen	207/DOT&CAV/E/18/HS/P	2/4/2019	3	3	0	6	0	0	8389092314
203	Gairi Baas Homestay	Chitra Man Gurung	Phadamchen	235/DOT&CAV/E/18/HS/P	29/5/2019	3	3	0	6	0	0	9679698952
204	Relaxing Abode Homestay	Phurba N. Sherpa	Aribotey, Lingtam	291/DOT&CAV/E/18/HS/P	5/8/2019	5	5	0	10	2	1	8170006009
205	Gurung Homestay	Nar Bdr. Gurung	Phadamchen	326/DOT&CAV/E/18/HS/P	8/10/2019	4	4	0	8	1	0	9679225957
206	Smriti Homestay	Mrs. Lalita Pradhan	Sisnay	87/DOT&CAV/E/16/HS	2.5.17	5	5	0	10	2	1	9933464149
207	Mari Gold Homestay	Mangma Dorjee	Nimachen	12/DOT&CAV/E/HS	30/11/2015	4	4	0	8	0	0	8972246708
208	Wild Yeti's Homestay	Pempa S.Sherpa	Rolep	24/DOT&CAV/HS/P	30/3/2016	11	2	0	22	0	0	7602240936
209	Niwal Homestay	Man Bdr. Gurung	Rolep	27/DOT&CAV/HS/P	30/3/2016	2	2	0	4	0	0	

210	Impression Homestay	Lakhi Doma Sherpa	Nimachen	59/DOT&CAV/E/15/HS/P	23/11/2016	4	4	4	0	8	1	0	9733030743
211	Dargon Homestay	Suk Lhamu Sherpa	Nimachen	60/DOT&CAV/E/15/HS/P	23/11/2016	4	4	4	0	8	0	0	9932968835
212	Green Lake Homestay	Da Doma Sherpa	Nimachen	75/DOT&CAV/E/15/HS/P	25/2/2017	4	4	4	0	8	0	0	9547606053
213	Hesay Homestay	Hesay Sherpa	Nimachen	79/DOT&CAV/E/15/HS/P	2/5/2017	4	4	4	0	8	0	0	7602023603
214	Bhutia Homestay	Gampu Tsh. Bhutia	Rolep	127/DOT&CAV/E/16/HS/P	27/11/2017	5	5	5	0	10	2	1	9832456503
215	River Valley Homestay	Lakpa Sherpa	Rolep	136/DOT&CAV/E/17/HS/P	16/5/2018	5	5	5	0	10	2	1	9593620495
216	S River Valley Homestay	Ki Lahmu Serpa	Rolep	162/DOT&CAV/E/17/HS/P	28/11/2018	5	5	5	0	10	2	1	7362900767
217	Lonely Planet Homestay	Anil Kr. Tamang	17th Rolep	165/DOT&CAV/E/17/HS/P	14/11/2018	2	2	2	0	4	0	0	87685565521
218	Buddha Water Falls Homestay	Munna Gurung	Rolep, Sokeytar	167/DOT&CAV/E/17/HS/P	5/12/2018	5	5	5	0	10	2	1	7602084731
219	Tribal Homestay	Robin Rai	Rolep	178/DOT&CAV/E/18/HS/P	29/1/2019	4	4	4	0	8	0	0	8167885435
220	HOMESTAY	Awakash Rai	South Regu	183/DOT&CAV/E/18/HS/P	11/2/2019	4	4	4	0	8	0	0	8116814334
221	HOMESTAY	Kamal Devi Rai	North Regu	184/DOT&CAV/E/18/HS/P	11/2/2019	5	5	5	0	10	2	0	8967531869
222	Sparrow Homestay	Siwan Rai	South Regu	265/DOT&CAV/E/18/HS/P	10/7/2019	4	4	4	0	8	1	0	9734595748
223	Primula Homestay	Bijay Rai	South Regu	266/DOT&CAV/E/18/HS/P	10/7/2019	2	2	2	0	4	0	0	8967008710
224	Saipatri Homestay	Sabita Rai	South Regu	267/DOT&CAV/E/18/HS/P	10/7/2019	3	3	3	0	6	1	0	9932304025
225	Golsimal Homestay	Nirmala Rai	South Regu	268/DOT&CAV/E/18/HS/P	10/7/2019	2	2	2	0	4	0	0	7364080448
226	Makmali Homestay	Anita Rai	South Regu	269/DOT&CAV/E/18/HS/P	10/7/2019	3	3	3	0	6	0	0	
227	Paris Homestay	Kanchan Kri. Rai	South Regu	270/DOT&CAV/E/18/HS/P	10/7/2019	3	3	3	0	6	0	0	8967224981
228	Guras Homestay	Jeewan Kr. Rai	South Regu	271/DOT&CAV/E/18/HS/P	10/7/2019	3	3	3	0	6	0	0	8967535498
229	Sunakhari Homestay	Milan Rai	South Regu	272/DOT&CAV/E/18/HS/P	10/7/2019	2	2	2	0	4	0	0	8670146945
230	Mato Homestay	Balaram Rai	Regu Talkharka	273/DOT&CAV/E/18/HS/P	10/7/2019	2	2	2	0	4	0	0	9679480703
231	Prasansha Homestay	Babin Rai	South Regu	289/DOT&CAV/E/18/HS/P	2/8/2019	4	4	4	0	8	1	0	9932305276
232	Mandola Hoemstay	Akal Bdr. Gurung	North Regu	290/DOT&CAV/E/18/HS/P	2/8/2019	4	4	4	0	8	1	0	9641403785
233	Linchegbung Homestay	Chuttra Bdr. Rai	South Regu	320/DOT&CAV/E/18/HS/P	21/9/2019	5	5	5	0	10	2	1	9832448445
234	Regu Homestay	Chyमित Lepcha	South Regu	329/DOT&CAV/E/18/HS/P	25/10/2019	4	4	4	0	8	2	0	9734810923
235	Lali Gurash Homestay	Mr. Bir Bdr. Mukhia	Zaluk	NR		4	8	8	8	24	0	0	9635451792
236	Semi Rose Homestay	Mr. Som Bdr. Tamang	Zaluk	NR		3	6	6	0	12	0	0	9635230768
237	Mukhia Homestay	Mr. Suk Bdr. Mukhia	Zaluk	NR		3	6	6	0	12	0	0	9735263725
238	Chand Homestay	Purna Bdr. Pradhan	Zaluk	NR		3	6	6	0	12	0	0	9775446580
239	Preetam Homestay	Mr. Mingam Tamang	Zaluk	NR		2	4	4	0	8	0	0	9002441173

282	Cardamom Blues Homestay	Nirmal Kr.Gurung	Aritar	158/DOT&CAV/E/17/HS/P	12/11/2018	5	5	0	10	2	1	9083834289
283	Namgyal Homestay	Karma N. Bhutia	Aritar	189/DOT&CAV/E/18/HS/P	28/2/2019	5	5	0	10	2	1	9832602621
284	Dikki Homestay	Dikki D. Bhutia	Aritar	190/DOT&CAV/E/18/HS/P	28/2/2019	5	5	0	10	2	1	7551821330
285	Rajeev Homestay	Raveev Gurung	Aritar	191/DOT&CAV/E/18/HS/P	28/2/2019	5	5	0	10	1	0	9775984215
286	Jhuna Homestay	Jhuna Pradhan	M/Aritar	192/DOT&CAV/E/18/HS/P	28/2/2019	4	4	0	8	1	0	9733063972
287	Laymo Homestay	Mahesh Gurung	Aritar	193/DOT&CAV/E/18/HS/P	28/2/2019	5	5	0	10	1	1	9733328411
288	Sikkim Homestay	Sagar pradhan	Rhenock	194/DOT&CAV/E/18/HS/P	8/3/2019	5	5	0	10	2	1	7602534944
289	Sunakhari Homestay	Pantu Gurung	L/Tarpin	201/DOT&CAV/E/18/HS/P	18/3/2019	5	5	0	10	2	1	7557038195
290	Thesa Homestay	Dhan M. Sharma	Simik Aritar	211/DOT&CAV/E/18/HS/P	8/4/2019	5	5	0	10	2	0	8116354330
291	Potala Homestay	Tashi T. Bhutia	Dalapchand	211/DOT&CAV/E/18/HS/P	16/4/2019	3	3	0	6	0	0	8768749626
292	Chonu Homestay	Karma C. Bhutia	Aritar/Simang Rhenock	219/DOT&CAV/E/18/HS/P	29/4/2019	4	4	0	8	1	0	9735292366
293	Sikkim Hidden Paradise Homestay	Durga Bdr. Pradhan	Dalapchand	238/DOT&CAV/E/18/HS/P	8/6/2019	5	5	0	10	2	2	9609860266
294	Tropical Homestay	Simran Neopaney	U/Khamdong, Aritar	241/DOT&CAV/E/18/HS/P	17/6/2019	4	4	0	8	1	0	954729494
295	Crab Land Homestay	Dheraj Neopaney	U/Khamdong, Aritar	242/DOT&CAV/E/18/HS/P	17/6/2019	5	5	0	10	2	2	9832684721
296	Dhimee Homestay	Lako Tsh. Bhutia	Dalapchand	245/DOT&CAV/E/18/HS/P	21/6/2019	5	5	0	10	2	0	9647793044
297	Old Assampa Homestay	Namgay Bhutia	Aritar	246/DOT&CAV/E/18/HS/P	21/6/2019	5	5	0	10	2	1	9932145272
298	Pradhan Villa Homestay	Hem C. Pradhan	Dalapchand	247/DOT&CAV/E/18/HS/P	21/6/2019	4	4	0	8	1	0	9735544659
299	Zimshis Homestay	Jigme S. Bhutia	Aritar Rhenock	251/DOT&CAV/E/18/HS/P	2/7/2019	5	5	0	10	2	1	9735755190
300	Sachin Homestay	Sachin Rai	U/Dalapchand	252/DOT&CAV/E/18/HS/P	4/7/2019	5	5	0	10	2	1	8670987582
301	Joy Homestay	Joel Gurung	Chujachen-Rongli	254/DOT&CAV/E/18/HS/P	4/7/2019	5	5	0	10	2	1	8768109723
302	Sir Mour Homestay	Kanchan Kr. Pradhan	Rhenock	259/DOT&CAV/E/18/HS/P	4/7/2019	5	5	0	10	2	1	9832352304
303	Lingtam Residency Homestay	Pema C.Bhutia	Lingtam/Rongli	263/DOT&CAV/E/18/HS/P	10/7/2019	5	5	0	10	2	1	9933948998
304	The Comfortinn Kingston Homestay	Dewas Sharma	Rhenock	264/DOT&CAV/E/18/HS/P	10/7/2019	5	5	0	10	2	1	8145852249
305	Lampokheri Homestay	Tenzing Tamang	Dalapchand	275/DOT&CAV/E/18/HS/P	16/7/2019	5	5	0	10	2	1	9734004744
306	Baanson Homestay	Bhim Kri. Pradhan	U/Dalapchand	287/DOT&CAV/E/18/HS/P	2/8/2019	4	4	0	8	1	1	8812011191
307	MBT Homestay	Man Bdr. Tamang	Aritar	288/DOT&CAV/E/18/HS/P	2/8/2019	4	4	0	8	1	1	7602534379
308	Norling Homestay	Pem C. Bhutia	Haticheray, Aritar	292/DOT&CAV/E/18/HS/P	10/8/2019	5	5	0	10	2	1	8172025428
309	Orchid Homestay	Junu Diyali	Khamdong	294/DOT&CAV/E/18/HS/P	19/8/2019	4	4	0	8	1	0	9474945052

310	Residency Homestay	Karka Bdr. Gurung	Dalapchand	298/DOT&CAV/E/18/HS/P	23/8/2019	4	4	0	8	1	0	0	9933022514
311	Sikkim Himalions Homestay	Atal Bdr. Pradhan	U/Dalapchand	299/DOT&CAV/E/18/HS/P	23/8/2019	3	3	0	6	0	0	0	7407019634
312	Nature View Homestay	Kee Dorjee Sherpa	Lungchok, Chujaichen	300/DOT&CAV/E/18/HS/P	23/8/2019	5	5	0	10	2	1	0	9733325972
313	Smriti Homestay	Hit Bdr. Manger	Chujaichen	301/DOT&CAV/E/18/HS/P	23/8/2019	4	4	0	8	1	0	0	9635635490
314	Hill Top Homestay	Minkila Sherpa	Chujaichen	302/DOT&CAV/E/18/HS/P	23/8/2019	5	5	0	10	2	1	0	9635230640
315	Panchawati Homestay	Prakesh Sharma	L/Dalapchand	305/DOT&CAV/E/18/HS/P	23/8/2019	4	4	0	8	1	0	0	9932145524
316	Blue Moon Homestay	Suraj Pradhan	U/Dalapchand	309/DOT&CAV/E/18/HS/P	24/8/2019	3	3	0	6	1	0	0	9593092553
317	Prashan Homestay	Prashan Rai	Dalapchand	324/DOT&CAV/E/18/HS/P	8/10/2019	2	2	0	4	0	0	0	9593373075
318	Rishey K Homestay	Subash Rai	Dalapchand	330/DOT&CAV/E/18/HS/P	25/10/2019	4	4	0	8	1	0	0	8967295918
319	Laximivilas Homestay	Kumar Rasaily	Aritar	331/DOT&CAV/E/18/HS/P	12/11/2019	3	3	0	6	0	0	0	9800102523
320	Sikkim Eco Village Homestay	Deepika Rai	Dalapchand	335/DOT&CAV/E/18/HS/P	12/11/2019	3	3	0	6	1	0	0	9933724096
321	Green Lawn Homestay	Navin Rai	Dalapchand	337/DOT&CAV/E/18/HS/P	12/11/2019	5	5	0	10	3	1	0	7548032049
322	Pem Diki Homestay	Mr. Pempa Sherpa	Gnathang	NR		4	8	0	16	0	0	0	9476300660
323	Gnathang Valley Home Stay	Mrs. Dolma Sherpa	Near GREF Camp	NR		4	12	6	30	0	0	0	8900084301
324	Tenzin Homestay	Mr. Mingma Sherpa	Gnathang, J.N.Road	NR		4	8	0	16	0	0	0	9476298074
325	Pintsok Homestay	Mr. Kassang Bhutia	Gnathang	NR		3	10	0	20	0	0	0	9474663082
326	Sonam Homestay	Mr. Dendi Sherpa	Gnathang	NR		3	6	0	12	0	0	0	9474663082
327	Sun Set Homestay	Kharga Bdr. Pradhan	Gnathang	NR		5	6	2	14	1	0	0	9476301408
328	Pinasha Homestay	Mr. Karma Sherpa	Gnathang	NR		4	8	0	16	0	0	0	9474145958
329	Lhamu Homestay	Mrs. Lhamu Sherpa	Gnathang	NR		4	8	0	16	0	0	0	9474332385
330	Salakha Homestay	Mrs. Kalden Sherpa	Gnathang	NR		3	6	0	12	0	0	0	9474576498
331	Kazi Homestay	Mr. Kazi Sherpa	Gnathang	NR		5	10	0	20	1	0	0	9475300913
332	Gnathang Snow Fall Homestay	Bir Bahadur Chettri	Gnathang	NR		5	10	0	20	1	0	0	9434854142
333	Golden Homestay	Anuradha Chettri	Development Area	21/DOT&CAV/HS/P	29/3/2016	3	3	0	6	0	0	0	8906093874
334	Green Lion Homestay	Ramala Pradhan	Development Area	98/DOT&CAV/E/16/HS/P	6/9/2017	5	5	0	10	2	0	0	9434103581
335	The Lekshep Homestay	Vanisari Pradhan	Development Area	146/DOT&CAV/E/17/HS/P	20/8/2018	3	3	0	6	0	0	0	9933934235
336	Boomerang Homestay	Bomrik Baraily	DPH Area	311/DOT&CAV/E/18/HS/P	28/8/2019	3	3	0	6	0	0	0	9434188399
337	Bumblebee Homestay	Sonam Norbu	Development Area	319/DOT&CAV/E/18/HS/P	16/9/2019	5	5	0	10	2	1	0	9434103729
338	Thinlay Homestay	Sonam U. Shangderpa	Dev. AREA	204/DOT&CAV/E/18/HS/P	19/3/2019	5	5	0	10	2	0	0	8967243609
339	Renak Homestay	Utsav Pradhan	Dev. AREA	340/DOT&CAV/E/18/HS/P	13/11/2019	3	3	0	6	1	0	0	9830296281
340	La Bougain Villa Homestay	Nistha Gurung	Reshithang, Ranka	29/DOT&CAV/HS/P	31/3/2015	5	5	0	10	2	1	0	9800757629
341	Capital View Homestay	Damdri Bhutia	Ranka, Sangtong	145/DOT&CAV/E/17/HS/P	14/6/2018	5	5	0	10	2	1	0	8967809545

342	Pear Tree Homestay	Pranita Subba	Barbing, Ranka	284/DOT&CAV/E/18/HS /P	29/7/2019	5	5	0	10	2	1	9475300690
343	Kopakancha Homestay	Mitra Rai	Salangthang, Ranka	295/DOT&CAV/E/18/HS /P	19/8/2019	4	4	0	8	1	0	8250131390
344	Phenzong Homestay	Lakpa Tsh. Bhutia	Phenzong	328/DOT&CAV/E/18/HS /P	8/10/2019	5	5	0	10	2	1	9434103527
345	Blue Bell Homestay	Manita Thapa	Arithang	101/DOT&CAV/E/16/HS /P	11/9/2017	3	3	0	6	1	0	9474350468
346	Green Hills Homestay	Ganesh Sharma	Arithang	163/DOT&CAV/E/17/HS /P	28/11/2018	5	5	0	10	2	0	9832300395
347	Shyar Sikkimes Homestay	Karma S. Paljor	U/Arithang	260/DOT&CAV/E/18/HS /P	6/7/2019	2	2	0	4	0	0	9434338951
348	Tathagata Heritage Homestay	Diki D. Ringing	Arithang	310/DOT&CAV/E/18/HS /P	28/8/2019	5	5	0	10	2	0	9733184767
349	Park-Inn Homestay	Dorjee Gyaltzen Bhutia	Sochayaghang Niran Kari Colony	134/DOT&CAV/E/17/HS /P	10/3/2018	5	5	0	10	2	0	9434235322
350	Triveni Homestay	Kunjilata Subba	Amdo Golai	150/DOT&CAV/E/17/HS /P	6/9/2018	3	3	0	6	0	0	8967536135
351	Serenity Urban Homestay	Binod Kr. Basnett	Dara Gaon, Tadong	155/DOT&CAV/E/17/HS /P	25/10/2018	4	4	0	8	0	0	9832643940
352	Serinity Homestay	Sarita Mangrati	Lingding	159/DOT&CAV/E/17/HS /P	28/11/2018	5	5	0	10	1	0	7602527004
353	Subash Homestay	Subash Rai	Lingding	161/DOT&CAV/E/17/HS /P	28/11/2018	5	5	0	10	2	0	7872388105
354	TeenTaley Homestay	Tshering Tashi Bhutia	L/Tadong	185/DOT&CAV/E/18/HS /P	14/2/2019	4	4	0	8	1	0	9434257377
355	D.D.S.Homestay	Sanjiv Pradhan	Tadong, Daragaon	306/DOT&CAV/E/18/HS /P	23/8/2019	4	4	0	8	1	0	97911154746
356	A Luxury Homestay	Gyanendra Raj Pradhan	Dara Gaon, Tadong	321/DOT&CAV/E/18/HS /P	23/9/2019	2	2	0	4	0	0	9733303330
357	Pradhan's Homestay	Amrit Pradhan	Defence Auditorium, Tadong	333/DOT&CAV/E/18/HS /P	12/11/2019	5	5	0	10	2	0	7551880210
358	Nampong Homestay	Kesang P. Lepcha	Lingdok Nampong	156/DOT&CAV/3/17/HS /P	5/11/2018	2	2	0	4	0	0	9733391005
359	Kaleon House Homestay	Tshering D. Kaleon	Penlong Bazar	327/DOT&CAV/E/18/HS /P	8/10/2019	5	5	0	10	2	0	9434109713
360	Yuma Homestay	Dibya Pradhan	Namngang	336/DOT&CAV/E/18/HS /P	12/11/2019	5	5	0	10	3	1	8016108875
361	Tara Urban Homestay		ICAR Dara Gaon Tadong									3592231593
362	Esses House a Luxury Homestay		Gairi Gaon Tadong									8240373403

ANNEXURE 5 - DATA BASE OF PRIVATELY BUILT AND RUN HOMESTAYS (WEST DISTRICT)

UPDATED DATA OF HOMESTAY (Registered with Tourism & CAV Department)													
AREA	NAME OF THE HOTEL, LODGES, GUEST HOUSE RESORT, HOMESTAY	NAME OF PROPRIETOR	LOCATION	REGISTRATION NO.	VALID UPTO	NO. OF ROOMS	NO. OF DOUBLE	BEDS SINGLE	TOTAL CAPACITY	NO. OF LOCAL	EMPLOYEES N/LOCAL	CONTACT NO.	
1	Martam House	Lhendup Dorjee	Tikjuk	35/DOT&Cav/w/1 5/H	14/9/2016	5	4	3	11	2	1	9733286399	
2	Muringla Villa Homestay	Biswa Hang Subba	Lingchom	29/DOT&Cav/W/ 16/H	20/7/2016	5	6	2	14	2	1	8768802657	
3	Monal Heritage Homestay	Bikash Tiwari	Langyang	10/DOT&Cav/W/ 16/H	12/2/2017	5	3	2	8	2	1	8900579988	
4	Norbujinka Retreat	Sonam D. Bhutia	Yangtay	11/DOT&Cav/W/ 15/H(P)	2/3/2016	5	3	2	8	2	1	9734982956	
5	Sukhim Village Limboo Homestay	Indra Bdr. Limboo	Darap	12/DOT&Cav/W/ 15/H(P)	2/3/2016	5	3	2	8	2	1	9733085316	
6	Niki's Homestay	Choden Bhutia	Naku Pelling	125/DOT&CAV/W/ /17/HS/P	29/1/2019	4	4	0	8	1	0	9733925990	
7	Pasingla Homestay	Sonam D. Bhutia	Naku Pelling	127/DOT&CAV/W/ /17/HS/G	6/2/2019	2	2	0	4	0	0	9647873212	
8	Phamlagang Homestay	Norbu Tsh. Bhutia	Singyang	143/DOT&CAV/W/ /17/HS/P	2/4/2019	5	5	0	10	2	0	9434191577	
9	Khamsum Homestay	Ugen Tsh. Bhutia	Singyang- M/Pelling	152/DOT&CAV/W/ /17/HS/P	8/7/2019	4	4	0	8	1	0	9733393898	
10	Mingpal Homestay	Rinchen L. Bhutia	M/Pelling	153/DOT&CAV/W/ /17/HS/P	8/7/2019	4	4	0	8	1	0	9735560255	
11	Mintola Homestay	Tshering Doma	M/Pelling	157/DOT&CAV/W/ /17/HS/P	30/7/2019	4	4	0	8	1	0	9733168386	
12	Khongri Homestay	Dawa Bhutia	M/Pelling	160/DOT&CAV/W/ /17/HS/P	8/8/2019	5	5	0	10	2	1	8001966885	
13	Hnechopalri Santury Homestay	Latup Tsh. Bhutia	Khechopalri	165/DOT&CAV/W/ /17/HS/P	19/8/2019	4	4	0	8	0	1	8147002994	
14	Adhikari Homestay	Pam Kr. Chettri	Pelling	166/DOT&CAV/W/ /17/HS/P	23/8/2018	3	3	0	6	0	0	9775888549	
15	Sovu Homestay	Aita Man Limboo	Darap	NR (P)		2	2	0	4	0	0	9733029588	
16	Sushean Homestay	Sushean Limboo	Darap	NR(P)		3	2	1	5	0	0	9775932614	
17	Musuhang Homestay	Musuhang Limboo	Darap	NR(P)		2	2	0	4	0	0	8348529334	
18	Dragon Homestay	Radha Devi Gurung	Darap	NR(P)		5	5	0	10	2	0	9593976152	
19	Sonam Chen Homestay	Tashi L. Sherpa	Okhraey	27/DOT&CAV/W/ 15/HS(P)S	20/7/2016	5	3	2	8	2	1	7872958908	
20	The Little Khumbu	Dup Tsh. Sherpa	Okhraey	26/DOT&CAV/W/ 15/H(P)	20/7/2016	4	2	2	6	1	0	9736975880	
21	Sherpa Homestay	Sangay Sherpa	Okhraey	25/DOT&CAV/W/ 15/H(P)	20/7/2016	4	3	1	7	1	0	8372836013	

22	Gurash Kunja Homestay	Mingma D.Sherpa	Okhraey	16/DOT&CAV/W/ 15/H(P)	25/6/2017	4	2	2	6	1	0	9800398309
23	Gurash Kunja Homestay	Nim D.Sherpa	Okhraey	16/DOT&CAV/W/ 15/H(P)	16/4/2016	3	2	1	5	0	0	9733145205
24	Druk La Khang Homestay	Nim D.Sherpa	Okhraey	32/DOT&CAV/W/ 15/H(P)	28/8/2016	3	2	1	5	0	0	7872896376
25	Ani Khangba Homestay	Dalamu Sherpa	Okhraey	28/DOT&CAV/W/ 15/H(P)		4	2	2	6	1	0	nil
26	Langhali Homestay	Damber S.Manger	Ribdi	38/DOT&CAV/W/ 15/H(P)	27/10/2016	4	2	2	6	1	0	9434407931
27	Lafa Homestay	Nar Bdr. Manger	Ribdi	37/DOT&CAV/W/ 15/H(P)	27/10/2016	4	1	3	5	1	0	8348497685
28	Magnolia Homestay	Sangay Sherpa	Tikpur Soreng	09/DOT&CAV/W/ 15/H(P)	6/2/2016	8	6	2	14	4	2	3609856414
29	Yar Pel Homestay	Subash Gurung	Buriakhop	20/DOT&CAV/W/ 15/H(P)	16/4/2015	6	4	2	10	3	1	8170876182
30	Tamu Homestay	Indra Gurung	Kaluk	30/DOT&CAV/W/ 15/H(P)		3	2	1	4	0	0	9733270189
31	Yangsum Heritage Farm	Thupden T.Bhutia	Yangsum/ Rinchenpong	01/DOT&CAV/W/ 15/H(P)	20/6/2015	5	5	0	10	2	0	3434179029
32	Eshab Homestay	Kesang D. Bhutia	Sribadam	02/DOT&CAV/W/ 15/H(P)	27/6/2015	5	3	2	8	3	0	7872893020
33	Hitaishi Homestay	Gauri Maya Chettri	Bernoik	13/DOT&CAV/W/ 15/H(P)	11/3/2016	3	3	0	6	0	0	9593889226
34	Barsey Junggle Camp	Sunita Chettri	Hee Patal	14/DOT&CAV/W/ 15/H(P)	11/4/2016	4	4	0	8	1	1	9609855981
35	The Last Resort	Bipendra Tamling	Hee Goan	15/DOT&CAV/W/ 15/H(P)	11/5/2016	4	4	0	8	1	1	9775863491
36	Angel Homestay	Aita Bdr. Limboo	Uttarey	04/DOT&CAV/W/ 14/H(P)	2/12/2015	2	2	0	4	0	0	9593883771
37	Chuden Homestay	Lakpa N.Sherpa	Uttarey	05/DOT&CAV/W/ 14/H(P)	2/12/2015	1	2	0	4	0	0	9593266678
38	Taley Homestay	Amber Dhoj Limboo	Uttarey	07/DOT&CAV/W/ 14/HS(P)	2/12/2015	2	2	0	4	0	0	7872132942
39	Sumikla Homestay	Dhan Kr. Subba	Uttarey	06/DOT&CAV/W/ 14/H(P)	2/12/2015	3	2	1	5	0	0	9733473723
40	Peace Homestay	Jass Lall Limboo	Uttarey	08/DOT&CAV/W/ 14/HS(P)		3	2	1	5	0	0	9733098802
41	M/s. Oakvalley Retreat Homestay	Raju Rai	Kyongsa Geyzing	03/DOT&CAV/W/ 14/HS	26/10/2016	3	2	1	5	0	0	9775470255
42	Lama Khangba Homestay	Nim D.Sherpa	Okhraey	31/DOT&CAV/W/ HS	23/8/2016	4	4	0	8	0	0	nil
43	Daragam Village Homestay	Radha D. Gurung	Darap	36/DOT&CAV/W/ HS(P)		5	5	0	10	1	0	9775948675
44	The Yumasam Homestay	Tashi L.Limbo	Okhraey	60/DOT&CAV/W/ HS(P)	13/5/2017	2	2	0	4	0	0	9932424943

45	Savio Homestay	Dilu Maya Gurung	U/Rinchenpong	109/DOT&CAV/W /HS(P)	27/4/2018	2	2	0	4	0	0	0	9647885379
46	Phensnap Homestay	Mamta Bhutia	Sribadam	110/DOT&CAV/W /HS(P)	27/4/2018	4	4	0	8	1	0	0	9609850228
47	Kerongee Homestay	Damber Bdr. Gurung	Sribadam	111/DOT&CAV/W /HS(P)	27/4/2018	5	5	0	10	2	0	0	7797892589
48	Mainam Homestay	Ranjana Gurung	Sribadam	112/DOT&CAV/W /HS(P)	27/4/2018	4	4	0	8	1	0	0	9733299111
49	Pema Homestay	Sonam C. Bhutia	Tashiding Bazar	113/DOT&CAV/W /17/HS (P)	17/5/2018	4	4	0	8	1	0	0	9933013244
50	Shekmari Homestay	Sherja Hang Subba	U/Uttarey	114/DOT&CAV/W /17/HS/(P)	13/7/2018	4	4	0	8	1	0	0	9593371277
51	Lhamu Homestay	Phur L.Sherpa	U/Uttarey	115/DOT&CAV/W /17/HS/(P)	13/7/2018	4	4	0	8	1	0	0	7872232011
52	Lepcha Heritage Homestay	Dawgyal Lepcha	Rinchenpong	123/DOT&CAV/W /17/HS/(P)	28/11/2018	2	2	0	4	0	0	0	8016183684
53	Monal Homestay	Pampha Gurung	Uttarey-Simpshok	129/DOT&CAV/W /17/HS/(P)	8/2/2019	4	4	0	8	0	0	0	8372837455
54	Sabik Homestay	Sarita Kumari Gurung	Buriakhop	130/DOT&CAV/W /17/HS/(P)	22/2/2019	4	4	0	8	0	0	0	8436145911
55	Varsey Homestay	Rup Lall Gurung	Buriakhop	131/DOT&CAV/W /17/HS/(P)	22/2/2019	4	4	0	8	0	0	0	
56	Sherpa's Traditional Homestay	Nikram Biswakarna	Baiguney	132/DOT&CAV/W /17/HS/(P)	26/2/2019	4	4	0	8	0	0	0	70163884501
57	Sikkim Sherpa Homestay	Pemba W. Sherpa	Uttarey	139/DOT&CAV/W /17/HS/(P)	26/3/2019	5	5	0	10	2	0	0	9733010501
58	Reshmi Homestay	Reshmi Sherpa	Daramdin	142/DOT&CAV/W /17/HS/(P)	5/4/2019	3	3	0	6	0	0	0	7098453405
59	Tsewang's Cottage	Deepzang D. Bhutia	Rinchenpong	151/DOT&CAV/W /17/HS/(P)	8/7/2019	5	5	0	10	2	1	0	7547981793
60	Khaling Homestay	Gyanu Rai	Kaluk-Boom	155/DOT&CAV/W /17/HS/(P)	27/7/2019	3	3	0	6	0	0	0	7872132183
61	Rhododendrun Homestay	Kimika Rai	Ribdi	157/DOT&CAV/W /17/HS/(P)	5/8/2019	5	5	0	10	2	0	0	9735936261
62	Pelay Homestay	Leela Gurung	Kaluk	159/DOT&CAV/W /17/HS/(P)	8/8/2019	2	2	0	4	0	0	0	8001994917
63	Poudyal Homestay	Deve Pd. Poudyal	U/Khandu-Dentam	162/DOT&CAV/W /17/HS/(P)	19/8/2019	2	2	0	4	0	0	0	9434484962
64	Guras Villa Homestay	Dinesh Gurung	U/Dentam	163/DOT&CAV/W /17/HS/(P)	19/8/2019	3	3	0	6	0	0	0	9733275414
65	Rani Chaap Basneet Homestay	Krishna L.Basnett	U/Mangmo Dentam	164/DO&T&CAV/W /17/HS/(P)	19/8/2019	3	3	0	6	0	0	0	9733028791
66	Yakthung Homestay	Bhim Raj Limboo	Maneybong-Uttrey	169/DOT&CAV/W /17/HS/(P)		4	4	0	8	1	0	0	
67	Sherpa Homestay	Pema W. Sherpa	Rinchenpong	NR (P)		4	4	0	8	1	0	0	9733010501

68	Chayatal Heritage	Mahindra Bista Chettri	Hee-Patal	85/DOT&CAV/W/ 16/HS (P)	20/10/2017	2	2	0	4	0	0	0	9734312288
69	Apeksha Eco-Friendly Homestay	Jayanti Bhattacharai	Yuksom	126/DOT&CAV/W/ 17/HS/P	29/1/2019	4	4	0	8	0	0	0	8348133270
70	Dubdi Homestay	Khajita Gurung	Yuksom	140/DOT&CAV/W/ 17/HS/P	26/3/2019	4	4	0	8	0	0	0	8768273820
71	Himalchuti Homestay	Sagar Gurung	Yuksom	141/DOT&CAV/W/ 17/HS/P	26/3/2020	4	4	0	8	0	0	0	8900579717
72	Pragen Homestay	Prava Rai	Dentam	156/DOT&CAV/W/ 17/HS/P	27/7/2019	5	5	0	10	2	1	0	8670795123
73	Yuksom Homestay	Deo Kr. Gurung	Yuksom	161/DOT&CAV/W/ 17/HS/P	26/8/2019	4	4	0	8	1	0	0	9609893827
74	Tamang Homestay	Topgay Tamang	Melli Aching	N.R.(P)		2	0	2	2	0	0	0	9609893827
75	Passang Homestay	Tshering Bhutia	Melli Aching	N.R.(P)		2	1	1	3	0	0	0	9609893827
76	Dorjee House	Sonam Doma Bhutia	Melli Aching	N.R.(P)		3	2	1	5	0	0	0	9609893827
77	Chapel House	Phur Tsh. Bhutia	Melli Aching	N.R.(P)		3	2	1	5	0	0	0	9609893827
78	Meewang Homestay	Yanden Bhutia	Melli Aching	N.R.(P)		2	2	0	4	0	0	0	9609893827
79	Leboung Homestay	Nedup Lepcha	Melli Aching	N.R.(P)		2	1	1	3	0	0	0	9609893827
80	Baishi Pala Homestay	Lal Bdr. Rai	Melli Aching	N.R.(P)		2	1	1	3	0	0	0	9609893827
81	Chamling Homestay	Moti Raj Rai	Melli Aching	N.R.(P)		3	2	1	5	0	0	0	9609893827
82	Lepach Homestay	Mingma Lepcha	Melli Aching	N.R.(P)		2	1	1	3	0	0	0	9609893827
83	Kongchen Homestay	Dukchong Lepcha	Melli Aching	N.R.(P)		3	2	1	5	0	0	0	9609893827
84	Yangthang Homestay	Tenzing Bhutia	Melli Aching	N.R.(P)		2	2	0	4	0	0	0	9609893827
85	Mayal Homestay	Kessang Bhutia	U/Chongrang	N.R.(P)		2	2	0	4	0	0	0	8370923809
86	Saanu Homestay	Saanu Bhutia	Tashiding	N.R.(G) U/P		4	2	2	6	0	0	0	9635060062
87	Pala Homestay	Pala Bhutia	Tashiding	N.R.(G) U/P		3	0	6	6	0	0	0	9564897979
88	Sonam Homestay	Sonam Bhutia	Tashiding	N.R.(G) U/P		4	0	8	8	0	0	0	9735945598
89	Lanam Cottage Homestay	Lanam Limboo	Yuksom	N.R.(P)		10	10	0	20	2	0	0	9733054772
90	Limboo Homestay	Phuchok Bhutia	Yuksom	N.R.(P)		4	2	2	10	0	0	0	9733084983
91	Pema Lingpa Homestay	Khangzang Bhutia	Yuksom	N.R.(P)		2	2	0	4	0	0	0	9593264566
92	Ejam Homestay	Aita Maya Limboo	Yuksom	N.R.(P)		3	1	2	4	0	0	0	9735087098
93	Lake View Nest	Chumden Bhutia	Khechopalri	34/DOT/Cav/W/ 15/H/P		4	4	0	8	0	0	0	9735945598
94	Saanu Homestay	Saanu Bhutia	Tashiding Gumpa	71/DOT&CAV/W/ 16/HS (P)	18/7/2017	3	3	0	6	0	0	0	9635060062
95	Bhima Homestay	Santosh Kr. Chettir	Dodak	145/DOT&CAV/W/ 18/HS/P	17/5/2019	4	4	0	8	1	0	0	
96	Mahimalaya Homestay	Malati Subba	Tadong Jaubari	107/DOT&CAV/W/ 17/HS/P	27/4/2018	2	2	0	4	0	0	0	9002055295
97	Anugrah Homestay	Man Kr. Gurung	U/Tadong Jaubari	108/DOT&CAV/W/ 17/HS/P	27/4/2018	2	2	0	4	0	0	0	7797470681
98	Jhankridhunga Homestay	Anju Chettri	Jhankridhunga, Karnatar	116/DOT&CAV/W/ 17/HS/P	28/11/2018	4	4	0	8	1	0	0	8348348336
99	Phenasha Homestay	Dorjee Sherpa	U/Bhareng	117/DOT&CAV/W/ 17/HS/P	28/11/2018	3	3	0	6	0	0	0	7908526327

100	Salakha Homestay	Tashi O. Sherpa	Okhrey	118/DOT&CAV/W /17/HS/P	28/11/2018	3	3	0	6	0	0	0	7908526327
101	Singallila Homestay	Tshering Y. Sherpa	Okhrey	168/DOT&CAV/W /17/HS/P	30/8/2019	5	5	0	10	2	1	0	9733469005
102	Pema Wanchen Homestay	Tenzing W. Bhutia	Naku Chumbong	146/DOT&CAV/W /17/HS/P	24/5/2019	5	5	0	10	2	0	0	9593777832
103	Rodlung Homestay	Mani M. Rai	Singlitam	147/DOT&CAV/W /17/HS/P	24/5/2019	3	3	0	6	0	0	0	7318762586
104	Shemaring Homestay	Shemaring Limboo	Rimbi	148/DOT&CAV/W /17/HS/P	3/6/2019	3	3	0	6	0	0	0	9733032806
105	Sangyangnoo Homestay	Kinga T. Lepcha	U/Thambong	149/DOT&CAV/W /17/HS/P	6/6/2019	5	5	0	10	2	0	0	9593675387
106	Sehovah Jiren Homestay	Samjana Gurung	10th Mile, Reshi	154/DOT&CAV/W /17/HS/P	16/7/2019	4	4	0	8	1	0	0	8768868552
107	Menchu pakha Homestay	Sonam O. Bhutia	Yangthang	161/DOT&CAV/W /17/HS/P	9/8/2019	4	4	0	8	1	0	0	8670795676
108	Dhungey Homestay	Ganesh Chettri	Hee-Bermoik			5	5	0	10	0	0	0	9733269413
109	Hitaishi Homestay	Gowri Devi	Bermoik Martam										9593889226
110	Bariakhop Homestay	MR. Gurung	Bariakhop			2	0	2	4				9083560198
111	Chungda Hidden Homestay	Chunda Bhutia	Yuksum Colony			2	1	1	5				9733194846
112	Lovism Homestay		Yuksum Colony										9593775969
113	Sanu Homestay	Sanu Bhutia	Tashiding			4	2	2	8				9635060062
114	Bodhi Villa Homestay		upper Okhrey										8197401154
115	ESH5B Homestay		Sribadam										7872893020
116	Mangolia Village Homestay		Tikpur Jorhang										9606856414

ANNEXURE 5 - DATA BASE OF PRIVATELY BUILT AND RUN HOMESTAYS (NORTH DISTRICT)

AREA	UPDATED DATA OF HOMESTAY												
	(Non-Registered with Tourism & CAV.Department)												
ong,Passingdang,Lingthan,Lingdon,Sangklang,Hee Gyathang.	NAME OF THE HOTEL, LODGES, GUEST HOUSE	NAME OF PROPRIETOR	LOCATION	REGISTRATION NO.	VALID UPTO	NO.OF ROOMS	NO. OF DOUBLE	BEDS SINGLE	TOTAL CAPACITY	NO. OF LOCAL	EMPLOYEES NON LOCAL	CONTACT NO.	
1	Sohor Lee	Dupden Lepcha	Tingvong	NA		5	5	0	10	0	0	9593783043	
2	Tolung Homestay	O.T.Lepcha	Tingvong	NA		6	6		12	1	0		
3	Mayal Lang	Gyatso Lepcha	Passingdang	NA		5	5	0	10	1	0	9647872434	
4	Dzongu Lee	Rinzong L. Lepcha	Lingdon	NA		4	4	0	8	0	0	9609864255	
5	Tenzing's Homestay	Tenzing Homestay	Hee Gyathang	NA		4	4	0	8	0	0	9679183063	
6	HOMESTAY	Mike Lepcha	Passingdang	NA		2	2	0	4	0	0	-	
7	HOMESTAY	Sherap Lepcha	Tingvong	NA		2	2	0	10	0	0		
8	R.C's Homestay	Rinzing C. Kazi	Lachen	01/DOT&CAV/N/HS/P	6/7/2015	3	3	0	6	0	0	9474528499	
9	M/s.Shyin khyim Homestay	Tamdung W. Lachenpa	Lachen	02/DOT&CAV/N/HS/P	6/7/2015	4	4	0	8	0	0	9474353321	
10	M/s.Lachungpa Homestay	Ongda D.Lachungpa	Bitchu Village	03/DOT&CAV/N/HS/P	24/9/2015	5	5	0	10	1	0	9474674153	
11	Sangklang Sampo Lee	Tashi C.Lepcha	Sangklang	04/DOT&CAV/N/HS/P	24/9/2015	5	5	0	10	1	0	8145891668	
12	M/s.Rammom Eco-Tourism Village	Sangrong Lepcha	Rammom	05/DOT&CAV/N/HS/P	27/5/2016	3	3	0	6	0	0	9932940188	
13	M/s.Mayal Molok Lee	Choden Lepcha	Passingdang	06/DOT&CAV/N/HS/P	21/7/2016	5	5	0	10	1	0	9679889038	
14	Wongden Cardamom Homestay	Lha-Amo Wongden	U/Singhik	07/DOT&CAV/N/16/HS/P	7/12/2017	5	5	0	10	1	0	9800237313	
15	Lingthem Lyang Homestay	Sangdup Lepcha	Lingthem/ U/ Dzongu	08/DOT&CAV/N/17/HS/P	13/9/2018	5	5	0	10	1	0	9593781926	
16	Pakeychu Homestay	Gyatso Lepcha	Pentong	09/DOT&CAV/N/17/HS/P	10/12/2018	2	2	0	4	0	0	9593775158	
17	Kursongrip Homestay	Phurnit Lepcha	U/Dzongu	13/DOT&CAV/N/18/HS/P	2/2/2019	5	5	0	2	0	0	8670260408	
18	Malla Homestay	Tashi Thendup Bhutia	Mallazong Malling Mangan	14/DOT&CAV/N/18/HS/P	25/2/2019	2	2	0	4	0	0	8670405920	
19	Dzongu Lee Homestay	Rinjong L. Lepcha		15/DOT&CAV/N/18/HS/P	27/2/2019	4	4	0	8	0	0	9609864255	
20	Malla Heritage Homestay	Dorjee D. Bhutia	Malling Mangan	17/DOT&CAV/N/18/HS/P	8/4/2019	5	5	0	10	2	0	7872660633	
21	Rongkup Homestay	Pema L.Lepcha	Dzongu	18/DOT&CAV/N/18/HS/P	29/4/2019	5	5	0	10	2	0	7478820809	

22	Kabring Partam Homestay	Pema Tsh. Lepcha	U/Dzongu	19/DOT&CAV/N/ 18/HS/P	1/5/2019	5	5	0	10	2	0	7319550556
23	Lazomia Homestay	Hissey C. Bhutia	Singhik Magan	20/DOT&CAV/N/ 18/HS/P	2/5/2019	5	5	0	10	2	0	8436282859
24	Naysam Lee Homestay	Naysam Lepcha	19 Tingrong Kussong	21/DOT&CAV/N/ 18/HS/P	2/5/2019	5	5	0	10	2	0	8001694475
25	Yealbond Lee Homestay	Chemzay Lepcha	Lingthem/ U/ Dzongu	22/DOT&CAV/N/ 18/HS/P	17/5/2019	4	4	0	8	1	0	9599975101
26	Leemoo Lee Homestay	Mayalmil Lepcha	Hee-Gyathang	23/DOT&CAV/N/ 18/HS/P	17/5/2019	2	2	0	4	0	0	900231323
27	Leebond Lee Homestay	Nim Tsh. Lepcha	Kusung Tingrong	24/DOT&CAV/N/ 18/HS/P	17/5/2019	4	4	0	8	1	0	8972683560
28	Tukar Homestay	Kessang L. Lepcha	Lachen	25/DOT&CAV/N/ 18/HS/P	27/5/2019	2	2	0	4	0	0	8348167136
29	Bayal Homestay	Richen P. Lecha	Lachung	26/DOT&CAV/N/ 18/HS/P	2/7/2019	4	4	0	8	0	0	7477416331
30	Bhaila Homestay	Bhai Lepcha	L/Singhik	27/DOT&CAV/N/ 18/HS/P	6/7/2019	3	3	0	6	0	0	8670354616
31	Aama Homestay	Tenzing Namgyal	Singhik Magan	28/DOT&CAV/N/ 18/HS/G	6/7/2019	5	5	0	10	2	0	9609812498
32	Moonlight Homestay	Kunzang T. Lepcha	Chungthang	29/DOT&CAV/N/ 18/HS/P	8/7/2019	5	5	0	10	2	0	7602072724
33	Vacation Homestay	Tashi G. Lachenpa	Lachen	30/DOT&CAV/N/ 18/HS/P	9/8/2019	4	4	0	8	1	0	9620575035
34	Tsamkhang Homestay	Sonam D. Bhutia	Tingchim	31/DOT&CAV/N/ 18/HS/P	9/8/2019	5	5	0	10	2	0	9609023906
35	Seraphina Homestay	Shammi Sharma	Mangan	32/DOT&CAV/N/ 18/HS/P	21/8/2019	5	5	0	10	2	0	7602579093
36	Khangchung Homestay	Tshering T. Lachenpa	Lachen	33/DOT&CAV/N/ 18/HS/P	27/8/2019	5	5	0	10	2	0	7598486690
37	Tingbvong Homestay	Dupden Lepcha	U.Dzongu			3	2	1	8			98303381306
38	Rumiyang Homestay	Karma Lepcha	Tingvong			3			8			8001608667
39	Royal Dzongu Homestay		U.Dzongu									8001753393

ANNEXURE 5 - DATA BASE OF PRIVATELY BUILT AND RUN HOMESTAYS (SOUTH DISTRICT)

AREA	UPDATED DATA OF HOMESTAY										NO OF EMPLOYEES	CONTACT NO
	ASSANGTHANG/CHEMCHHEY/KARFACTAR/MAZITAR/SOUTH SIKKIM	NAME OF THE GUEST HOUSE, LODGES, RESORT	NAME OF THE PROPRIETOR	LOCATION	REGISTRATION NO	VALID UPTO	NO OF	NO OF BEDS	TOTAL CAPACITY			
1	Homestay	Anju Rai	do	NR	2	2	0	4	0	0	9647871699	
2	Rakhali Homestay	Renuka D. Rai	Sumbuk	131/DOT&CAV/S/18/HS/p	4/5/2019	2	2	4	0	0	9609874942	
3	Orchid Homestay	Samir Rai	Sumbuk	132/DOT&CAV/S/18/HS/p	4/5/2019	2	2	4	0	0	8670380998	
4	Hill Top Rabong Homestay	Prem Kr. Rai	Barfung	155/DOT&CAV/S/18/HS/p	4/10/2019	5	5	10	2	0	9733060802	
5	Spring Water Homestay	Ashok Kr.Chettri	Tarku-Tanak	57/DOT&CAV/S/16/HS	8/9/2017	4	4	8	0	0	9002495181	
6	HOMESTAY	Ongmu Tamang	Kewzing	62/DOT&CAV/S/16/HS	8/9/2017	5	5	10	1	0	9933433661	
7	Silicon Homestay	Dipen Subba	Singithang	126/DOT&CAV/S/18/HS	8/4/2019	4	4	8	1	0	9800317280	
8	No Name	Roshan Sharma	Poklok Denchung	109/DOT&CAV/S/17/HS/p	20/9/2018	4	4	8	0	0	9775992455	
9	Saddamu Homestay	Sumana Lepcha	Pabong, Namphing	135/DOT&CAV/S/18/HS/p	3/6/2019	5	5	10	2	0	8116649164	
10	Mountain & Meadows Homestay	Roshan Chettri	Nandu Gaon, Poklok Denchung	137/DOT&CAV/S/18/HS/p	11/7/2019	5	5	10	2	0		
11	Nobile Valley Homestay	Sameer Gurung	U/Poklok	138/DOT&CAV/S/18/HS/p	11/7/2019	5	5	10	2	0	7477741875	
12	Fern Homestay	Chandan Chettri	Challamthang	143/DOT&CAV/S/18/HS/p	8/8/2019	2	2	4	0	0	7872955131	
13	Samsara Homestay	Swapneel Pradhan	Namchi Bazar	144/DOT&CAV/S/18/HS/p	23/8/2019	5	5	10	2	0	9742121805	
14	Bhagirathi Homestay	Milan Basnett	Yangang-Rangang	108/DOT&CAV/S/17/HS/p	20/9/2018	4	4	8	0	0	8170840888	
15	Bhaila's Homestay	Bhaila Bhutia	Birmok-Tokal	123/DOT&CAV/S/18/HS/p	8/3/2019	2	2	4	0	0	9547812195	
16	R.R.Homestay	Moti Lall Gurung	Pathing, Yangang	128/DOT&CAV/S/18/HS/p	11/4/2019	2	2	4	0	1	8436314825	
17	Today Homestay	Sherap P. Bhutia	Bermiok, Today	139/DOT&CAV/S/18/HS/p	11/9/2019	3	3	6	0	0	9474560756	
18	Bhaleyd Durga Homestay	Deependra Basnett	U/Yangang	149/DOT&CAV/S/18/HS/p	23/8/2019	5	5	10	2	0	9647851456	
19	Pema Khaso Homestay	Lakpa T. Sherpa	Gangchung-Temi	145/DOT&CAV/S/18/HS/p	23/8/2019	5	5	10	2	0	9609872191	
20	Kothi Heritage Homestay	Vikash Pradhan	Turuk	01/DoT&CAV/S/15	10/8/2016	3	3	6	0	0	8967389545	
21	No Name	Rajiv Pradhan	Turuk Ramabong	110/DOT&CAV/S/17/HS/p	19/11/2018	5	5	10	0	0	8826116307	
22	Cater N. Homestay	Ezra Lepcha	Manglabaray- Turuk	127/DOT&CAV/S/18/HS/p	11/4/2019	3	3	6	0	0	9735696356	

23	Beeling Homestay	Mukti Das Rai	Turuk,Beeling	148/DO&T&CAV/S/18/HS/P	23/8/2019	2	2	0	4	0	0	8348140246
24	Himal Inn-Homestay	Rita Chettri	Memring	133/DO&T&CAV/S/18/HS/P	4/3/2019	5	5	0	10	2	0	
25	Ahlay Dara Village Life Homestay	Rinzang Tamang	Bhaniyang Bazar	136/DO&T&CAV/S/18/HS/P	19/6/2019	2	2	0	4	0	0	
26	Karma Homestay	Passang Lepcha	Namthang, u/kabrey	154/DO&T&CAV/S/18/HS/P	23/9/2019	2	2	0	4	0	0	8509215567
27	Sadam Organic Homestay	Chandra Pradhan	Sadam	141/DO&T&CAV/S/18/HS/P	1/8/2019	3	3	0	6	0	0	9735943534
28	Lasungpaz Homestay	Passang C. Bhutia	Ralong-Namlung	150/DO&T&CAV/S/18/HS/P	12/8/2019	5	5	0	10	2	0	9647851439
29	No Name	Indra Bdr. Gurung	Tinley Raang	111/DO&T&CAV/S/18/HS/P	21/1/2019	2	2	0	4	0	0	9593184334
30	No Name	Duk Bdr. Gurung	Tinley Raang	112/DO&T&CAV/S/18/HS/P	21/1/2019	2	2	0	4	0	0	9593388700
31	No Name	Madan Kr. Gurung	Tinley Raang	113/DO&T&CAV/S/18/HS/P	21/1/2019	2	2	0	4	0	0	9734142509
32	Norbuthang Homestay	Tashi Chopel	Rabongla, Golitar	114/DO&T&CAV/S/18/HS/P	29/1/2019	5	5	0	10	1	0	9800350006
33	No Name	Srijana Chettri	Phongla	115/DO&T&CAV/S/18/HS/P	8/3/2019	3	3	0	6	0	0	9735997614
34	Chefung Khim Homestay	Deepak Rai	Selep, Rabongla	130/DO&T&CAV/S/18/HS/P	2/5/2019	4	4	0	8	0	0	9933718523
35	Dlokampa Homestay	Tashi Tsh. Bhutia	Rabongla New Market	147/DO&T&CAV/S/18/HS/P	23/8/2019	5	5	0	10	2	0	
36	Ojha's Homestay	Rustam Ojha	U/Phong	152/DO&T&CAV/S/18/HS/P	19/9/2019	5	5	0	10	2	0	9800833393
37	Asulin Homestay	Amber Gurung	Borong	153/DO&T&CAV/S/18/HS/P	23/9/2019	5	5	0	10	2	0	9593788281
38	Ningang Homestay	Milan Kr.Rai	Rabong Sungoo	156/DO&T&CAV/S/18/HS/P	4/10/2019	2	2	0	4	0	0	9609833791
39	No Name	Sarita Chettri	Lamaten-Tingmoo	122/DO&T&CAV/S/18/HS/P	8/3/2019	2	2	0	4	0	0	7872980993
40	Rewang Homestay	Angay D.Bhutia	Sangmoo	124/DO&T&CAV/S/18/HS/P	27/3/2019	5	5	0	10	2	0	814503211
41	One Samsara Homestay	Rishave Raj Pradhan	Melli Dara	125/DO&T&CAV/S/18/HS/P	8/4/2019	4	4	0	8	1	0	7869016964
42	Sun Rise Homestay	Tashi T. Bhutia	U/Damthang	146/DO&T&CAV/S/18/HS/P	23/8/2019	2	2	0	4	0	0	9002936182
43	Palmer Homestay	Passang T. Sherpa	Perbing	1259/DO&T&CAV/S/18/HS/P	23/10/2019	5	5	0	10	2	0	9434179305
44	Chuba Fammstey		Middle Chuba,Bermiok Namchi			2	3		4			9593291583

ANNEXURE VI

CASE STUDY OF NOT COMPLETED Home stays (Under construction)

1. Ribdi Bharyang(West District)

Girmee Sherpa: One of the home stay beneficiaries of Ribdi Bharyang who's home stay is incomplete since 2014.



PROBLEMS:

- Incomplete since 2014
- Tender was done at the cooperative society but somehow the total contract was executed by the brother in law of the then area MLA who is also from Ribdi Bharyang.
- Tender process is one of the main problems for incomplete home stay in Ribdi Bharyang.
- Material supplied by the department didn't reach to the beneficiaries.
- Engineer from the department didn't visit the site.
- None of the home stays of the Ribdi Bharyang are fully complete.
- Though complaints have been forwarded to the department but department did not take any initiative till now.
- Contractor just constructed six pillars of six feet each.
- They asked to complete the home stay many times but the contractor did not take any action to complete the construction
- She had constructed another house using employment housing loan (shown to her left side in the photo). Few years later three persons visited her home by saying that they are from the department and took pictures of the house. She thinks they were from the Department and have reported that the home stay is completed showing the house built with loan.

Recommendation for Ribdi Bhareng: Tourism Potential view

Lots of things can be done here as a tourism point of view like this village have Sherpa community majority so community base tourism can be adopt but the things is incomplete home stay construction and lack of tourism awareness, though they know what resources they have but not able to do in a professional techniques.

Photos of Incomplete Home stay of Ribdi Bharyang construction



Fig.1 Robin Rai



Fig.2 Passang Lamu Sherpa



Fig.3 Pem Diki Sherpa



Dokothang Peling:Diki Tamang



2. Namchi-Singithang (South District)

Tharchen Tamang: Is one of the home stays beneficiaries of Maniram village ward who has incomplete home stay since last 3-4 years. Out of 11 home stays only his home stay is in an incomplete condition, rest of the ten is completed and operating well.



PROBLEMS:

- There was a rumour that his family had a political involvements, because of this the department stopped the construction.
- All the materials were taken back.
- They complained to the department but department did not take any initiative.
- The contractor and the department denied visiting the site.

South Sikkim: Poklok Kamrang



Above incomplete home stay photos shows the construction condition

Grievances of the beneficiaries:

- Misuse of amount
- Low quality materials
- Location, not as per the beneficiary's choice is not there.

Kabi Lunchok (North District)

Out of six home stays none of the home stays were in complete condition. Contractor did not make efforts to complete the construction, not even a single home stay.

Incomplete construction of Phamtam



Fig1. Payzor Lepcha



East District

1. Padamchen Incomplete construction



Tempa Sherpa



2. Chisopani: Chandra kr Pradhan



Key points adaptation:

- The adaptation of home stays training and marketing strategy to meet beneficiaries need.
- Tourism and civil aviation department have to look of those villages which are still incomplete so that use of home stay scheme results comes out perfectly.
- The process of change in tender of the home stay, instead giving to contractors or cooperatives, should be given directly to individual home stay beneficiaries with a strict terms & condition.

ANNEXURE -VII

Case Studies of Completed and Successful Homestays

1. **Yakten:** Yakten is a small village comprising of the Limbo community located above Pakyong, East Sikkim. The village is in a cluster which gives a marvelous view of Mt. Kanchenjunga range and the lush green valleys. Yakten is a peaceful place to spend the weekends.



Adventure enthusiasts can hike through the rhododendron trail to Jhandi Dara and Budaang Gadi, the ancient ruins of the fort. You can also walk to Bojeytaar cave, Karthok monastery and can also get a clear view of the first international airport of Sikkim.



Earnings & Number of visitors:

Gyan Bahadur Subba is one of the government homestay beneficiaries who started running homestay since 2015 and 1,000 total number of visitors visited his homestay till today. He earns 1-2 lakhs annually. His family is equally interested in this sector and are very supportive, providing good hospitality to the guests.

Economic Benefits: None of the family members of Mr. Subba has a good job so they are fully dependent in this field. The benefits that they have achieved so far are:

- Mainly children's education
- Family daily needs
- Self-dependent
- Employment
- Village Development

Road Amenities:

Road condition to Yakten is not bad, it is just 3 km away from Pakyong market and 100-200m from the motor road with a concrete footpath till homestay.

Key problems:

- Water management
- Non-biodegradable waste management
- Marketing point in the village

2. Barfung Selep homestay: Selep homestay is one of the government homestays that is running well by Sanjeev Rai in Barfung, South Sikkim and is an exemplary sample among the 20 homestay beneficiaries. His way of talking with the guests and his hospitality makes him a successful homestay operator. The cold weather with the green surrounding can make anyone fall in love with that place. They provide organic food along with a few traditional food items. One can have a good experience with birding. They provide an experienced guide for birding and trekking.



Activities:

- Village walk
- Bird watching
- Trekking
- Camping

Economic Benefits:

- Self-employment
- Income benefits to the Youth
- Financial support



Fig 1. Camping



Fig 2. Trekking to Mainam

Achievements: He has been awarded the best Homestay award in world tourism day 2017.

3. Reep Lee Homestay: Zion Lepcha, another ideology from Nagi south Sikkim is a homestay operating successor with new thoughts and ideas about promoting homestays of Sikkim.

His homestay architect is unique among all; his homestay design is similar to that of houses found in Nepal. He believed in typical tradition and culture format for the homestay concept. Road condition is good and tourism potentiality is there. He provides local organic and mixed food



to the tourists as per their choice. He travels to different places for marketing, like Calcutta, Nepal, Kerala, Himachal Pradesh, etc. for the promotion of the Homestay of the Sikkim. From there one can have a good experience of a trek to the Tendong Dara and Nagi dara. He, along with the Tourism Committee also organizes Nagi Festival every year where the tourists can enjoy lots of local traditions and cuisine and also participate in the local activities.

Visitors

Domestic tourist	International tourist
350 Mostly Bengali	30 (Japan, Switzerland)

Earning: Earns annually 5-6 lakhs and the homestay is usually booked throughout season.



Activity:

- Orphanage charity show
- Involves tourist in vegetable farming
- Trekking from Nagi to Tendong hill
- Camping
- Nagi Festival

Economic benefits:

- House maintenance and family needs
- Children education
- Orphan age home
- Marketing of homestays especially traveling outdoors

4. Chalamthang homestay: Chalamthang means Orange farm in Lepcha language. Amrit Sharma is a government homestay beneficiary from Temi Namphing constituency who started homestay in 2014. His homestay is doing pretty well and till now he has received 6,125 tourists and earns 6-7 lakh seasonally.



From Chalamthang homestay, one can get the opportunity to enjoy the scenic beauty of the mountains and the world-famous Temi Tea garden. Apart from the help from the government, Mr. Amrit has some additional rooms, which has a traditional look with a wooden structure. His homestay has 6 rooms.

Mr. Amrit started operating his homestay by creating a homestay page, Temi Namphing homestay and travels. He also started to post the pictures and website alongside the national highway on billboards. In 2016, he received the best homestay award from the tourism department.

Speciality:

Hospitality and organic food serve (filingae achar, butter and cherry chilly)
They provide pure organic vegetarian food.

Activity:

- Trekking to Mainam and Tendong hill
- Nature walk
- Bird watching
- Cultural programs
- Barbeque

Positive changes after starting a homestay:

- Financial Prospect
- More interaction with people from different states and also foreign people

Suggestion:

The homestay should be provided to those who are really interested and enthusiastic.

5. Orchid Villa Homestay: Bhasker Gurung is an electrical and electronic engineer student from Karthok, Rinchonpong, West Sikkim who is operating his homestay successfully. Among the 10 homestay beneficiaries which are in the cluster, his homestay is an example for the rest of the beneficiaries. He has 2 rooms along with 3 additional private rooms. His room charges are Rs.1000 per person in accordance with the American plan (AP). He has got a beautiful outlook of his homestay with a beautiful garden in front of his homestay. He provides organic foods and organic wine to the guests.

Income: 7-8 lakhs annually



Activity:

- Live music/performance (local artist)
- Hiking
- Fishing
- Badminton competition
- Traditional cooking process
- The scenic beauty of Mt. Kanchenjunga

Future Prospects: Camping and bonfire

6. Sakjeerlee Homestay: Panchamit Lepcha and her family from Ringhim, Mangan North Sikkim is another young female entrepreneur who's homestay is doing pretty well. Her homestay design is different and is made by woods and bamboo which gives her homestay a traditional look. Their warm hospitality and services provide comfort to the guests. Consciousness about the environment and sustaining cultures are the major Unique Selling Point (USP) for them.



Economic Benefits:

- Education
- Self-dependent
- It helps in food and daily needs management

Activity:

- Village walk
- Campfire
- Cultural program
- Spiritual activity

7. SARIKA HOMESTAY: SARIKA HOMESTAY is located at AIPHAL TAAR DARAGOUN ward, at Temi. She has three rooms, two from govt. and one private. She started her homestay in the year 2014, and since then there has been no looking back. Her homestay is always buzzing with the ever-increasing number of tourists every year.



Her homestay design is quite different from the other. The outlook of her homestay is so beautiful that one will never say no to her homestay. She got inspired to incorporate this design when she visited Manali during the exposure tour provided by the Tourism Department. From her homestay, one can have a peaceful walk to the timi tea garden and a beautiful view of the mountains. She finds her way to the trek with the guests as a guide. She provides pure organic food and also offers cultural programmes to the guests. She treats her guests like family, entertains them and provides all the comfort to the guest. She is a leading example of a lady host. With the tourist's reference and the word of mouth, she receives a large number of guests every year. She earns 1-2 lakhs annually, till now she has hosted more than 250 numbers of tourist.

Activity:

- Trek to Maenam /Tendong(self-guide)
- Village walk
- Folk cultural show
- Bird Watching
- Born fire
- Short Walk to Temi Tea Garden
- View of Kanchenjunga

Positive Changes:

- Got a chance to visit Kolkata as a representative from Sikkim
- It helps in financial prospect
- Change in the standard of living
- Interaction with different people and their culture
- Self-confident and self-employed

1. BENIFICARY NAME: SMT. GANGA SHERPA, TEMI SOUTH SIKKIM.



2. BENIFICARY NAME: SMT. SARIKA SHERPA, TEMI SOUTH SIKKIM.



3. BENIFICARY NAME: SMT. KHUS MAYA TAMANG, TEMI SOUTH SIKKIM.



4. BENIFICARY NAME: SMT SUK MAYA TAMANG, MANIRAM IN SOUTH SIKKIM.



5. BENEFICIARY NAME: SHRI RAJENDRA PRADHAN, SAMATAR SOUTH SIKKIM.



6. BENEFICIARY NAME: SMT. BABITA TIWARI, TEMI SOUTH SIKKIM.



7. BENIFICARY NAME: SHRI KISHOR SUBBA, DONG IN SOUTH SIKKIM.



8. BENIFICARY NAME: SHRI TIKA RAM SHARMA, CHALLAMTHANG IN SOUTH SIKKIM.



ANNEXURE VIII - QUESTIONNAIRE FOR THE HOMESTAY BENEFICIARIES

I. Questions for the home stay beneficiaries

1. Basic Profile of the Home stay

District..... GPU.....Ward.....

Name of the Homestay beneficiary.....

Contact number:

Sex of the Homestay beneficiary Male Female

Name of the Homestay.....

Condition of the Homestay

Completed and Operational Under Construction Completed but not Operational Furnished

Not Furnished

If operational, after how many months or years of construction?

Allotment order No.....Date.....MOU signed on

Construction started on (dd/mm/yy).....Construction ended on (dd/mm/yy).....

Registered Not Registered Registration Number

Total Number of rooms..... Number of tourist capacity Number of tourist you have attended till now (aapprox.).....

Name of the head of the family..... House number.....

Home stay operated by Self Somebody else - Relation with the beneficiary

2. Basic information of the Home stay beneficiary

Occupation	Designation	Number of family members residing in the house	No of Dependent members	Religion	Education	Ethnicity	ST/SC/GEN/OBC

Languages known

a) Hindi	1
b) English	2
c) Local	3 Specify:
d) Others (specify)	4

Assets

House	1
Four Wheelers	3
Land in acres	4
Two Wheeler	2

Livestock	
Goats	1
Cows	2
Bulls	4
Hen	5
Others (Specify)	6

Are you availing MGNREGA scheme?

Yes	1	
No	2	

Income

Income from the Occupation		Please tick the relevant answer	Income from the homestay		Please tick the relevant answer	Income from another source		Please tick the relevant answer
5000 and below	1		5000 and below	1		5000 and below	1	
5000-10000	2		5000-10000	2		5000-10000	2	
10000-15000	3		10000-15000	3		10000-15000	3	
15000-20000	4		15000-20000	4		15000-20000	4	
20000-25000	5		20000-25000	5		20000-25000	5	
25000-30000	6		25000-30000	6		25000-30000	6	
30000 and above	7		30000 and above	7		30000 and above	7	

3. Has your income improved after starting Home stay?

None Little Some Substantial

4. On what basis were you chosen as a homestay beneficiary?

Because you were already running a homestay	1	
Because you were interested in running a homestay	2	
Because you were chosen by the Panchayat/ MLA	3	
Because you jointly petitioned with your community	4	
Because of your Income status	5	
Any other reasons specify	6	

5. Location of the Home stay

Attached to home Not attached to home

Distance from the motor road	Distance from the main Market	
Is it within a cluster?	Yes	No

Who choose the location Department Self

6. Who choose the design of the home stay Department Self

Did you gave any suggestions for the designing of the homestay Yes No, If yes what were the type of design changes made?

.....

.....

If no, are you happy with the design? What could have been a better design?

.....

.....

7. Type of homestay

Community-based homestay	1	
Individual homestay	2	

8. Who executed construction of the home stay?

Owner	1	
Department	2	
Sub Contractor	3	

9. Was there any delay in the construction of the home stay? Yes No. If yes give reasons.

.....

.....

10. Are you satisfied with the quality of construction of the homestay?

Yes	1	
No	2	
If no, explain the reasons		

11. What was the process of disbursement of funds?

We did the expenditure and department paid us later (in how many months)	1	
Department deposited the amount directly in our accounts	2	
Department bore all the expenditure	3	
Is there any payment pending to you or the contractor? If yes give amount.		

12. Did you incur any personal expenditure for the furniture and construction of the home stay?

		Construction	Furniture
Yes	1		
No	2		
Give the amount			
10000 and below	1		
10000 – 20000	2		
20000-30000	3		
30000 – 40000	4		
40000 – 50000	5		
50000 – 1,00,000	6		
1 lac and above (give amount)	7		

13. Charges (per person)

1000 and below	
1000-2000	
2000-3000	
3000-4000	
4000-5000	
5000 and above	

Off Season charges

1000 and below	
1000-2000	
2000-3000	
3000-4000	
4000-5000	
5000 and above	

How do you decide the charges?.....

Other Charges

	Charges	Per person	Per group
Taxi			
Special Food			
Trekking			
Showing nearby places			
Entertainment (folk dance/folk music etc)			

Adventure activities other than trekking			
Others			

14. Which type of food do you serve?

			Tourist Preference	Popular food dish
Local	1			
Multi cuisine	2			

15. Who looks after the accounts section, food section, and cleanliness section of the homestay?

		A male member of the house	A female member of the house
Accounts	1		
Food	2		
House Keeping	3		

16. Do you have a visitors register? Are you aware of the Sikkim Registration of Homestay Establishment Rules 2012?

Yes	1	
No	2	
I Don't know about the register	3	

Yes	1	
No	2	

17. Did you attend any training to run the homestay? Did you attend it personally?

Yes	1	
No	2	
If yes briefly describe		

Yes	1	
No	2	
If no, who attended it?		

18. Please rate the training. Do you have any suggestions to improve the training?

Very Good	1		Suggestions
Good	2		
Average	3		
Bad	4		
Very Bad	5		

19. How do you manage the waste material?

Biodegradable	Non Biodegradable
Use it in my garden as fertilizers	I burn the waste
Use it for animal feed	I dump garbage in the ground
Handover it to govt garbage collection service	Handover it to govt garbage collection service
Others (Specify)	Others (Specify)

20. What Marketing strategies you are using to promote your homestay? What support do you want for marketing ?

Advertisement on Social Media	1	
Advertisement on Television	2	
Through travel agents	3	
Through online travel websites	4	
Word of mouth	5	
Print Marketing	6	
Through Aggregator	7	
Others	8	

21. Positive changes after starting a home stay.

22. What is the factor that affects the successful operation of a homestay?

ANNEXURE IX - QUESTIONNAIRE FOR THE TOURIST

Questions for the tourists

Name Occupation/ Designation..... Sex Female Male
 Age Are you travelling Solo with friends with Family
 Contact Number Email Id State/ Country

Is this your first visit to Sikkim? Yes No. If no tell us how many times you have visited Sikkim before

1) In your next visit/Whenever you visit Sikkim do you prefer to stay in Home stay or hotel? Home stay Hotel
 It depends on the availability Others

2) Briefly reflect on how you feel about your motivation that prompts you to choose home stays in Sikkim. Please select single or multiple choices give below.

- I want to have a variety of activities.
- I want to know different cultures/ways of life.
- I want to have fun and enjoyment.
- I want to have a restful and relaxing trip.
- I want to have time by myself.
- I like to visit new places.
- I want to attend cultural events.
- I want to seek the beauty of nature.
- It is good value for money.
- I want to seek variety of foods.
- I want to meet good service-minded people

3) On what basis do you select the homestay? How did you book your current home stay?Would you like to rate your current home stay on the scale of 1 to 5

By price	1	
By ratings on the traveling websites	2	
Word of mouth	3	
Randomly	4	
Others	5	

Food	
Service	
Charges	
Cleanliness	

4) Do you prefer attached or outside toilets?

Attached	1	
Outside	2	
It doesn't matter	3	

5) What type of food do you prefer?

Local	1	
Multi cuisine	2	

Are you satisfied with the service?

Satisfied	1	
Average	2	
Not Satisfied	3	

6) Do you want to give any suggestions to improve the service?

.....

7) On what aspects do the homestay owner needs to pay more attention on?

Infrastructure	1	
Services	2	
Affordability	3	
Food	4	
Others		

8) Are you willing to pay more for the better services? Yes No May be