

JAIN BHAVAN

OF THE NEW MILLENNIUM

JAIN CENTER OF SOUTHERN CALIFORNIA, BUENA PARK, CALIFORNIA



JAIN BHAVAN OF THE NEW MILLENNIUM

INTRODUCTION

With a sense of great pride and accomplishment, we recently celebrated the 11th anniversary of the inauguration of the Jain Bhavan. Our Jain Bhavan was the first custom designed facility in North America to meet the religious, cultural and social needs of the Jain community. It has been a showcase of community spirit, dedication and cooperation amongst the Jain community of Southern California. Our Jain Bhavan has become a symbol of identity for the pursuit and practice of the Jain religion and cultural heritage.

Following the inauguration of the existing facility in July 1988, the Jain Bhavan has been fully utilized for all the intended activities as planned. For the past 11 years, the Jain Bhavan has been a focal point for religious, educational, cultural, community service, and outreach activities. Over these years, the requirements as well as the size of our community have increased steadily, and we now need to re-plan our facilities to fulfill the demands of our expanded community. Our goal is to integrate and develop the existing Jain Bhavan and the adjoining two properties into a multipurpose Jain Bhavan Complex which will once again fulfill the needs of our community well into the next millennium. In brief, our plan is to renovate and enlarge the existing Derasar; build a large meeting hall, a dining hall, and adequate number of Swadhaya and Pathshala rooms; and provide for ample parking. In addition, we plan to accommodate a priceless wooden replica of the famous Palitana Jain Temple, a museum, and the JAINA National Library, which is a very valuable resource for scholars and students of Jainism. These amenities will propel our Jain Bhavan into a prominent destination of international repute for pilgrimage, tourism, and scholarly pursuits.

PROJECT HISTORY

The roots for our Jain Bhavan expansion were firmly planted with the purchase of the adjoining vacant land in 1993.

During the 1994 Paryushan program, the Executive Committee conducted a survey of our community members to ask their opinions about the development of the adjoining vacant lot and the renovation of our present facility. Based on that survey, a "wish list" was compiled that included a large meeting hall, a library, a larger kitchen and dining hall, a space to display the wooden temple replica, office rooms, storage facilities, a souvenir shop and a bookstore, exhibit areas, waiting areas, adequate number of rooms for Pathshala and Swadhya, a play area for children, ample parking, residential quarters for a custodian and guests, and additional rest rooms. There was also an overwhelming request to keep the Derasar in its present location. Further, in 1994 the Jain Center took possession of the wooden temple replica that was donated to us in 1987.

During the 1995 Paryushan program, a color rendering of a proposed new facility was presented to the community. During this historical event, graced with the presence of Shri Chitrabhanuji, our community members gave enthusiastic consent to proceed with the expansion and renovation project and backed it up by pledging nearly \$500,000 in donations within 45 minutes.

In January 1996, capabilities of several architectural firms were carefully evaluated and one was selected to develop the Jain Bhavan expansion plans. During this process, we

uncovered that the City of Buena Park had rezoned the entire block, including both of our properties, whereby not only we could not proceed with our expansion plan, but also the use of our existing facility was in jeopardy. At this stage, our immediate priority was to ask the City of Buena Park to reverse the zoning. We filed our case with the City, attended their study session, presented our case at the Planning Commission meeting and finally received their favorable ruling, which put us back on the track again to begin planning for the expansion. After several meetings, discussions and debates, the first set of layout plans were prepared and published in June 1996 for review by the entire community. In the meanwhile, the Jain Center purchased a neighborhood vacant lot for parking, approximately 12,000 square feet in size, located next to the Airport Inn.

During the 1996 Paryushan program, our fund raising effort for the expansion project gathered strong momentum. However, our focus and priority changed when the adjoining Post Office building was offered for sale. Following the consent of the entire community, the Jain Center bought the Post Office building in August 1997. Additionally, in 1999 the Jain Center acquired the Volvo property located across the Jain Bhavan to meet the parking code requirements.

During 1998 and 1999, we continued with our efforts to develop a master plan for an integrated, multipurpose Jain Bhavan Complex which would incorporate elements of grace and beauty of the Jain culture and heritage. Careful planning and great emphasis have been exercised on the renovation of the Derasar which will increase in size and will be the most aesthetically pleasing component of the entire complex.

PROPOSED PLANS

The proposed master plans for the expansion and renovation of our Jain Bhavan were introduced to our community during the 1998 Paryushan program. Based on the input received from our community members during the past four years and the discussions with the City of Buena Park officials, the capacities of the proposed facilities and amenities have been maximized to serve the religious, educational, cultural and social needs of our growing community well into the next millennium. An integrated, multipurpose Jain Bhavan will include - a religious complex, a cultural complex, and an Atma Sadhana Kendra. The proposed Jain Bhavan Complex has been designed into three functional areas as follows:

1. A religious complex which will include the Derasar and Gyan Mandir. It will be located in the existing Jain Bhavan building which will be renovated.
2. A cultural complex which will include a large meeting hall, a kitchen and dining hall, the wooden temple replica, a museum, several Swadhya rooms, and an underground parking facility. It will be located in a new building to be erected next to the existing Jain Bhavan facility.
3. Atma Sadhana Kendra which will include several facilities for Swadhaya and Pathshala activities. It will be located in the existing Post Office Building which will be renovated.

Detailed layouts of the proposed plans and amenities are included in this brochure. These plans will be submitted to the City of Buena Park within next 60 days for formal approval.

PROGRESS AND STATUS

As mentioned earlier, the proposed plans for the expansion and renovation of our present Jain Bhavan were first introduced to our community during the 1998 Paryushan program. Since then, several major milestones have been accomplished towards our goal of constructing a new Jain Bhavan. In addition to the architect, we have engaged and utilized the services of several consultants as noted below. Such activities and accomplishments are summarized below:

MEMBERS' FEEDBACK: Based upon the input received from our community members, the project designs have been refined to include various amenities of maximum sizes.

SEWER EASEMENT: A city sewer line passes through our existing temple site and the vacant land. This sewer line easement restricts our expansion project significantly. To address this issue, we retained Gilbert Engineering, Inc. (Civil Engineers) of Cypress to develop conceptual plans to relocate the sewer easement. These plans have been reviewed by the City and have been approved conceptually.

SOUTHERN CALIFORNIA EDISON (SCE) EASEMENT: Following our request, Mr. Al Day of SCE has developed a conceptual plan to relocate their existing overhead cables behind the existing temple site and the vacant land. This would permit us to proceed with our expansion plans as proposed.

GEOTECHNICAL EVALUATION: Lotus Consulting Engineers, Inc. (Geotechnical Engineers) of Laguna Hills have been retained to perform the soil investigation and to conduct the feasibility study of the expansion project. Their findings are compiled in a report entitled "Preliminary Geotechnical Exploration and Limited Environmental Evaluation" dated December 18, 1998. Their findings indicate that there is no significant contamination of our vacant land from the adjoining gas station and that the perch water is approximately 14 feet below the existing ground level. The perch water level will fluctuate depending upon weather conditions. The conclusion is that our site is suitable for the proposed expansion.

ARCHITECTURAL SERVICES: A joint venture team of L.T.I., Inc. (Mr. Arun Phadnis) of Tustin and Mr. Vaikunt Patel of Laguna Niguel has been retained to design and develop our expansion plans. Both of them have significant expertise in the design of commercial, industrial, and residential buildings, as well as in the design and development of temples and churches. We have developed an extremely well working relationship with this team for our expansion project.

TRAFFIC ANALYSIS: Following a request from the City of Buena Park, we retained Albert Grover & Associates (Traffic Consultants) of Fullerton to conduct a traffic analysis for our project. The results of their onsite investigation and analysis are compiled in a report entitled "Traffic Analysis for the Proposed Expansion of the Jain Center" dated July 1999. Their findings conclude that (1) the proposed expansion will not result in significant traffic impact to the nearby roadway segment and intersection; (2) the proposed expansion will not result in significant parking shortfalls other than during Paryushan celebration; and (3) the proposed expansion provides adequate access to the site and on-site circulation. This traffic analysis report has been submitted to the City of Buena Park and has been well received by the city staff. Mr. Jay Soisburg, Senior Planner and Mr. Bill Barlo, Associate Planner of the City of Buena Park recently joined us on a visit to the Swaminarayan Temple in Whittier to review the use of their facility and related parking issues.

FIRE DEPARTMENT REVIEW: Our proposed expansion plans have been reviewed and approved by the Orange County Fire Authority, who has jurisdiction over the City of Buena Park.

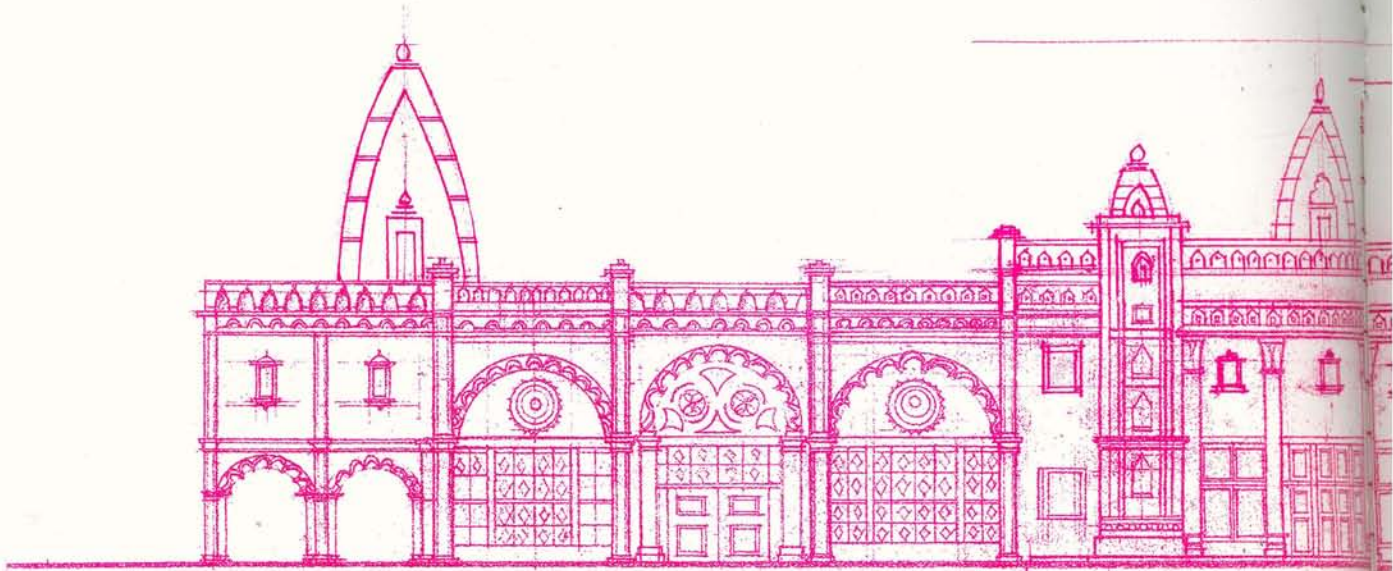
PUBLIC RELATIONS: Ms. Rhonda J. McCune of Buena Park has been retained to act as a liaison between the City of Buena Park and the Jain Center. She has significant past working relationship as well as has served in various capacities with the City of Buena Park as follows: Planning Commission Member (1982-1985); City Council Member (1985-1994); Redevelopment Agency Board Member (1985-1994); and the Mayor (1987-1988 and 1991-1992).

INTERFACE WITH THE CITY OF BUENA PARK: During the past 18 months, we have conducted extensive dialog and made significant progress with the City of Buena Park Planning Director and his staff in conjunction with our expansion project. The City has reviewed all of our current plans and reports, and the Planning Department is very much in favor of supporting the proposed expansion project. We are in the final phase of putting together the required information package for our project in order to submit a formal application for the public hearing. Ultimately, the project will be voted and approved by the City Planning Commissioners and the City Council Members. In order to accommodate all the facilities that we desire, we need to enter into a "Development Agreement" with the City of Buena Park. Such an agreement will allow us to overcome some of the non-compliant zoning and code requirements pertaining to building setbacks, parking shortfalls, and having living quarters on the premises. The "Development Agreement" now under preparation will be applicable only to the currently proposed expansion project.

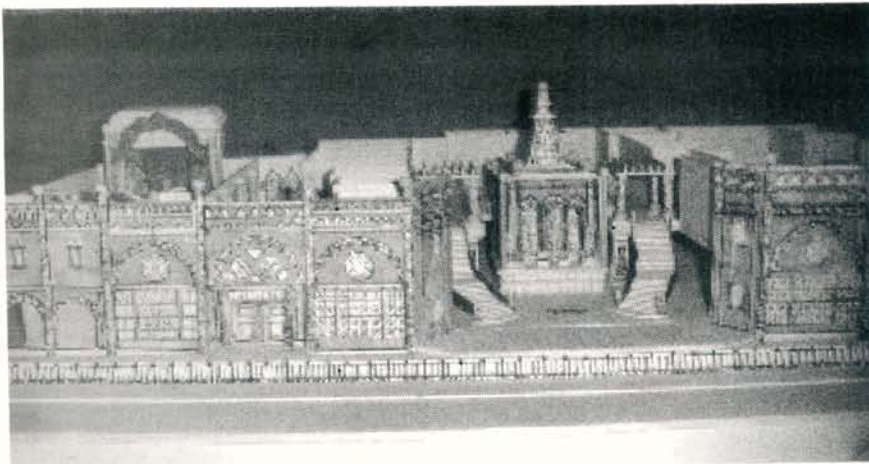
COST AND SOURCE OF FUNDING

The desired renovation and expansion of the Jain Bhavan will cost between 4 to 5 million dollars and take 12 to 18 months to complete.

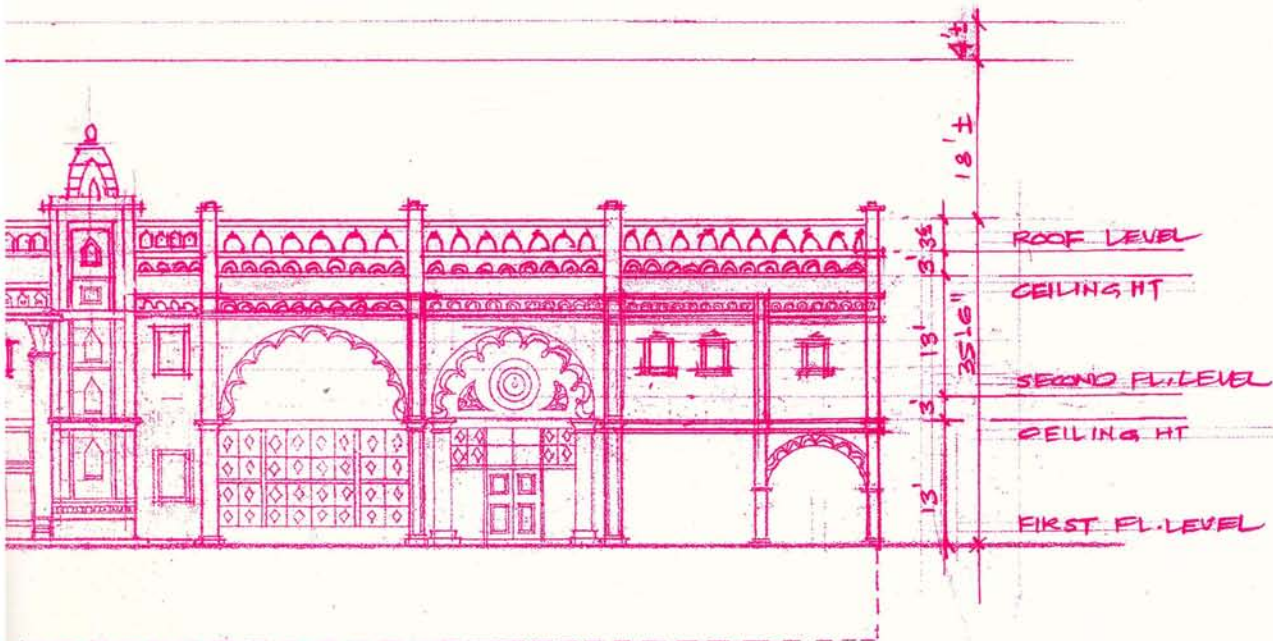
Generous financial contributions are needed from ALL the members of our community to complete this noble project. This is a Jain heritage project, which is needed to serve the religious, educational, cultural and social needs of our growing community well into the next millennium. The new Jain Bhavan will be a gift of lasting legacy to our children and to the future generations. In support of a similar project undertaken by the Jain Center of Northern California, H. H. Jin Chandrajai Maharaj pointed out that "*Contribution, both in monetary and voluntary effort forms, is a unique investment that has absolutely no risk of losing, and the profits will compound at an increasingly higher rate year after year. Creating a temple does not entail creating a building. It means creating a sanctuary from where Lord Mahavir's message can be learned and delivered to the world. It is a place where all of you can find peace and love. You must involve yourselves in this project to the best of your ability*". With the blessing of Lord Mahavir; with the inspiration and guidance of our religious leaders; with the encouragement and help of our learned scholars; and with the generous contributions and involvement of all of our community members, we will make the dream of constructing a new Jain Bhavan a reality. Efforts to build the Jain Bhavan of the New Millennium have already started. Please donate generously so that you too will be proud of your contributions in creating a unique and lasting Jain heritage.



NORTH ELEVATION



PHOTOGRAPH OF THE
NEW JAIN BHAVAN MODEL



NO.	REVISION

ARCHITECT:
 L.L. & B.S. / Victor Patel JV
 1125 N. 4TH ST. SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.VICTORPATELARCHITECTS.COM



PROJECT NO. 2008-001
 SHEET NO. A-4

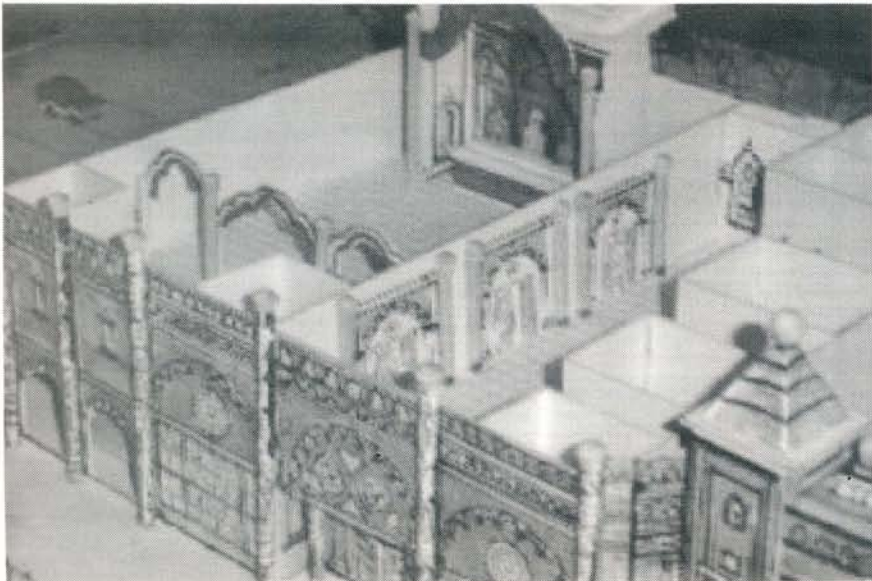
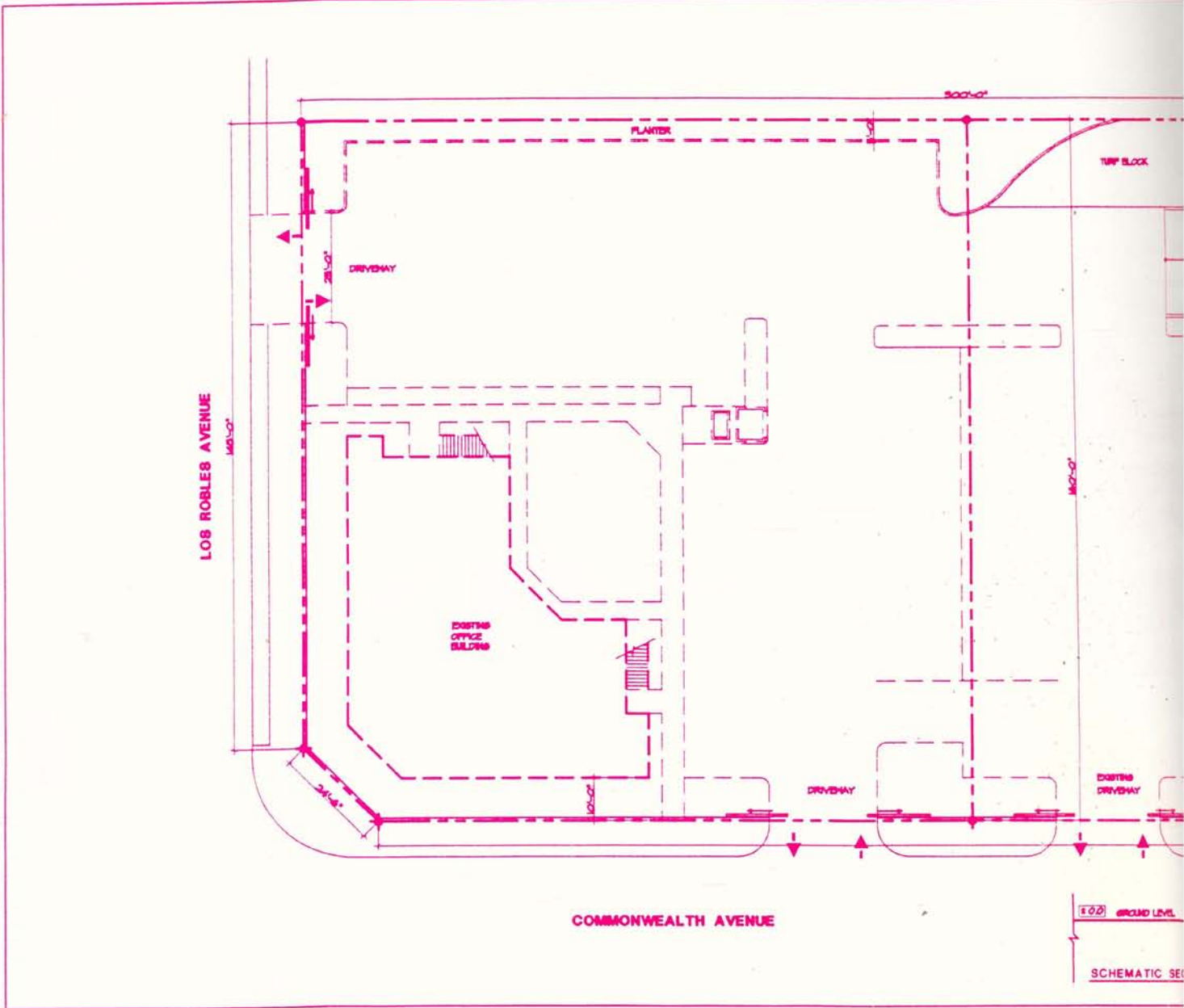
FRONT ELEVATION
 JAIN CENTER
 8032 CONCORDIA AVENUE
 DENVER, COLORADO

DATE	BY	CHKD BY	APP'D BY
04/06			

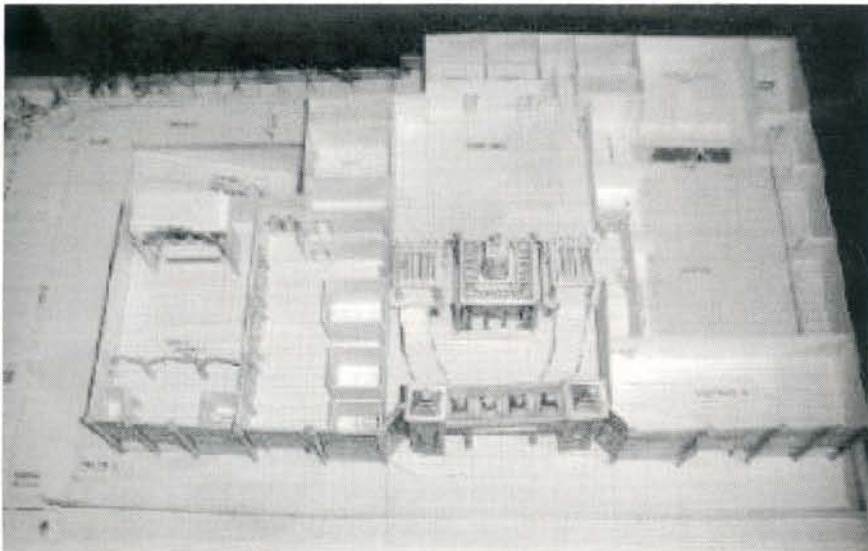
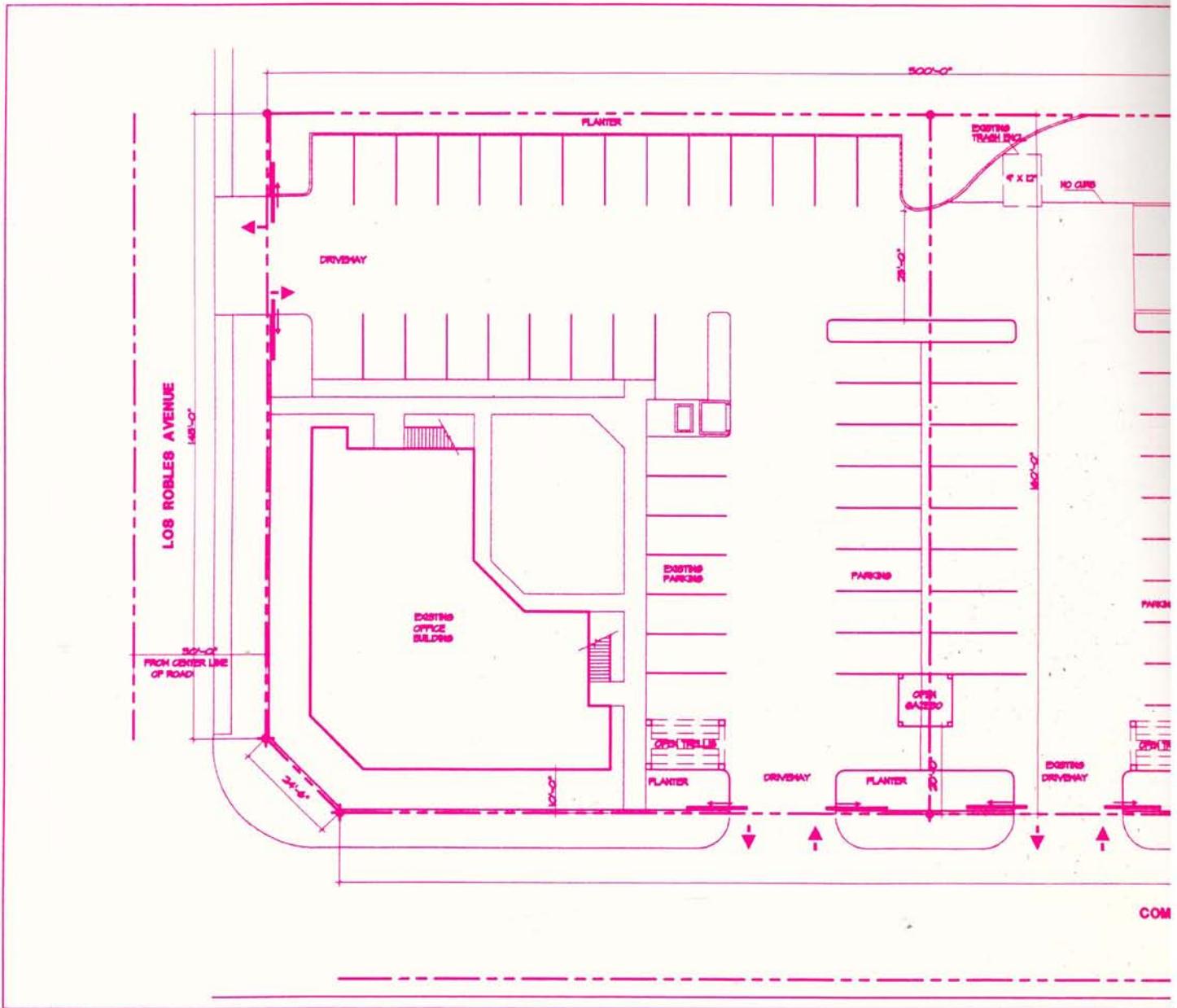
A-4

EXTERIOR ELEVATION:

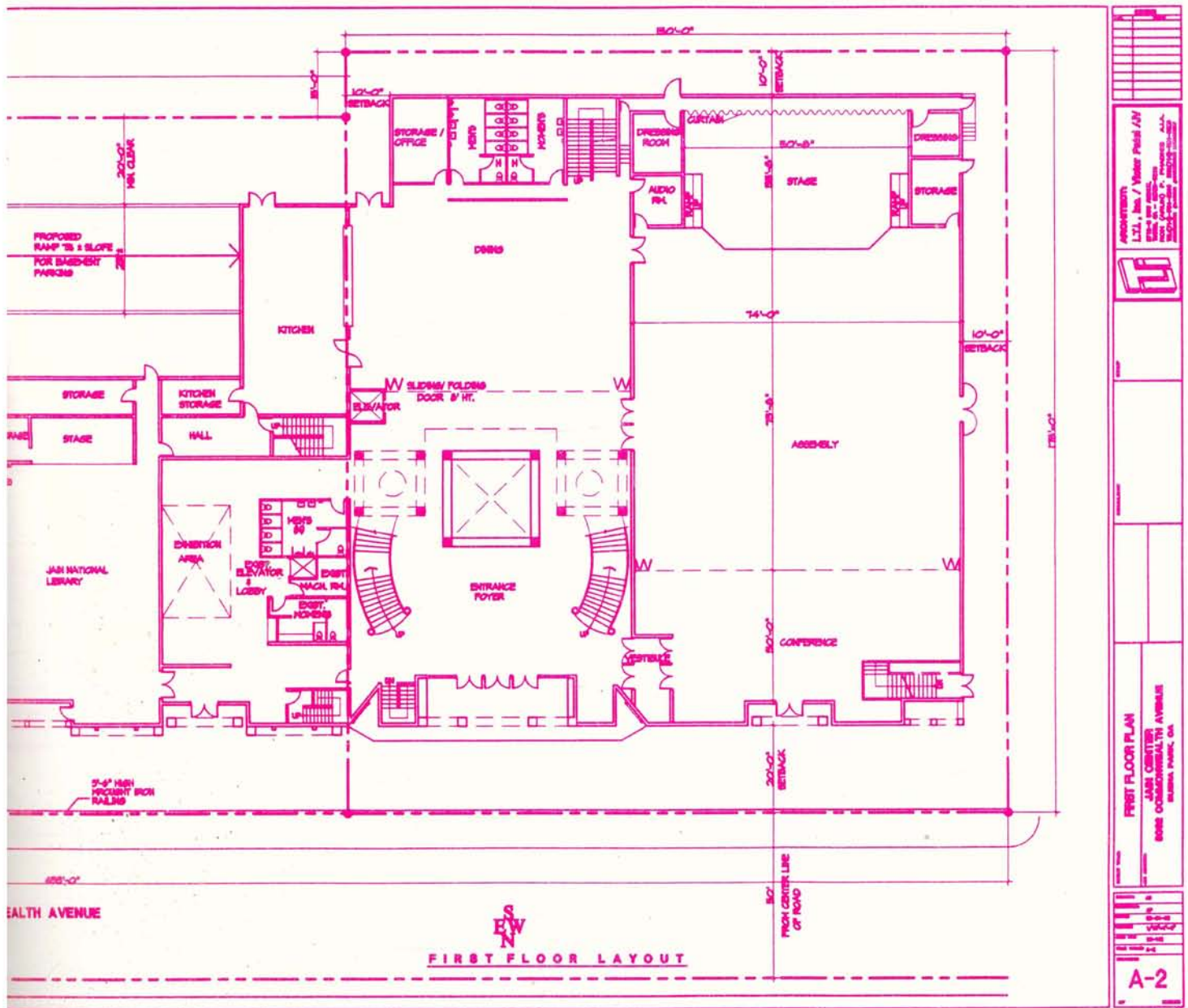
This plan shows the exterior elevation of the integrated Jain Bhavan Complex, and includes the renovated existing facility (Derasar and Gyan Mandir) and the new building (Cultural Complex). The renovated Post Office Building (Atma Sadhana Kendra) is not shown on this plan. The exterior of the building has been designed to reflect the grace and beauty of the Jain culture and heritage. The Derasar Shikhar will be the tallest structure of the entire complex.



PHOTOGRAPH OF THE
NEW JAIN BHAVAN MODEL



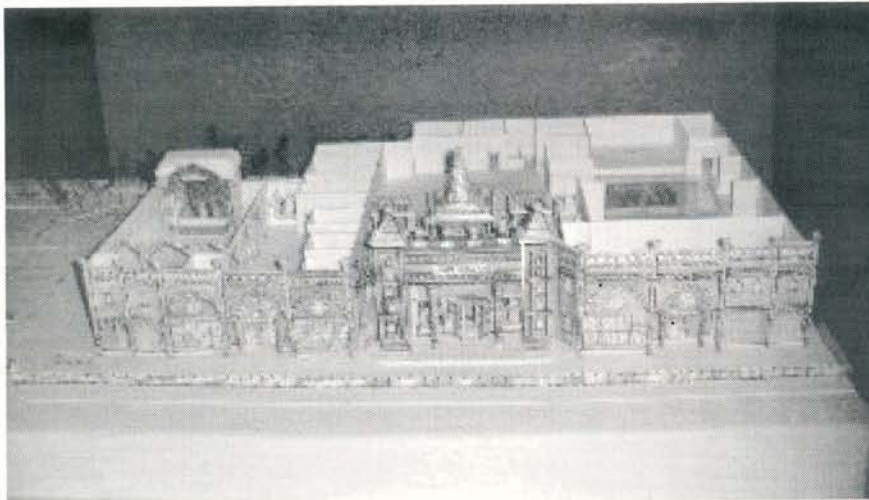
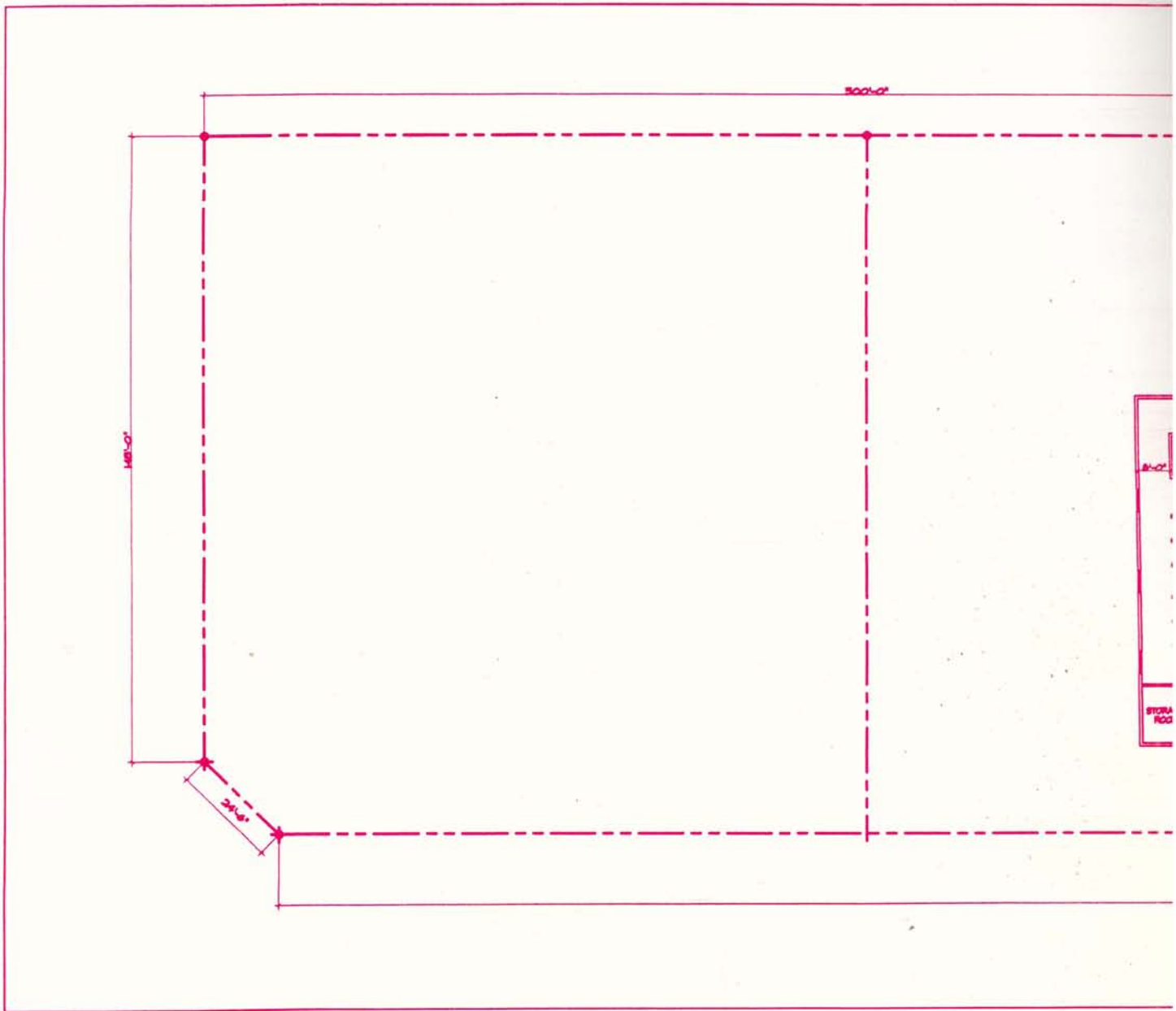
PHOTOGRAPH OF THE
NEW JAIN BHAVAN MODEL



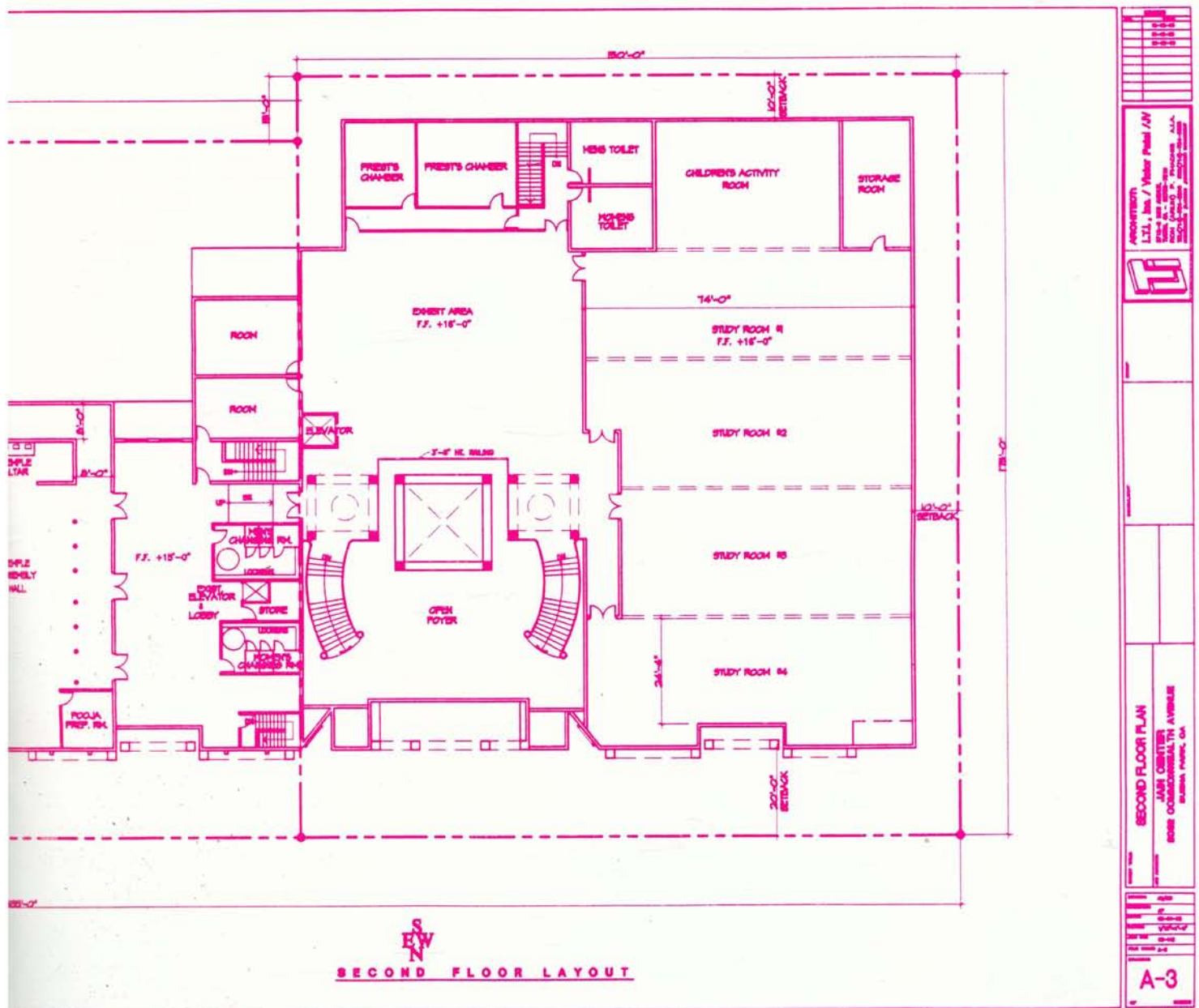
FIRST FLOOR LAYOUT PLAN:

This plan shows the following: (a) a parking layout at ground level for the entire integrated complex, (b) site access and on-site circulation, (c) first floor layout of the renovated existing building and (d) first floor layout of the new building (20,000 sq. ft.). Additional parking on the Volvo site and the lot adjoining the Airport Inn are not included on this plan. Important features of this plan are as follows:

- JAINA National Library relocated in current meeting hall (2,200 sq. ft.)
- Museum located in current dining area
- Renovated restrooms in exhibit area and additional rest rooms off the dining area
- Main entrance with foyer (3,000 sq. ft.) leading to two circular staircases
- Exhibit areas to showcase the wooden temple replica and various displays
- Meeting Hall (10,000 sq. ft.) with a stage (1,800 sq. ft.). The meeting hall can be sub-divided into smaller areas using folding partitions. The meeting hall will be equipped with the state-of-the-art audio, video and multi-media facilities.
- A larger kitchen (1,400 sq. ft.) and a dining hall (4,000 sq. ft.)
- A sliding wall behind the wooden temple will restrict access to the second floor



**PHOTOGRAPH OF THE
NEW JAIN BHAVAN MODEL**



SECOND FLOOR LAYOUT PLAN:

This plan shows the following: (a) A renovated and enlarged Derasar, and (b) second floor layout of the renovated existing building, and (c) second floor layout of the new building (15,000 sq. ft.). Important features of this plan are as follows:

- Renovated Derasar (3,700 sq. ft.) will include a Prayer Hall (2,400 sq. ft.) with Gudha Mandapa and Mukha Mandapa, Garbha Grha surrounded by a Bhamati (8 feet wide), and a Pooja Preparation Room (300 sq. ft.) and storage areas. The existing Derasar (1,000 sq. ft.) will be enlarged by incorporating two adjoining rooms (the current Swadhyay and library rooms), the outside balcony, the indoor corridor, and a portion of the open space above the dining area. The entire open area above the existing dining hall will be closed and can be utilized as additional sitting area when we have a large gathering for a function held in the Derasar.
- Renovated and enlarged shower and dressing rooms.
- Dignitary Room, Atithi Bhavan, Offices and Exhibit Area
- Meeting hall (8,000 sq. ft.) divided into four Swadhyay Rooms using folding partitions.
- Children's Activity Room

JAIN BHAVAN OF THE NEW MILLENNIUM

PLEASE DONATE GENEROUSLY TO MAKE OUR DREAM A REALITY !!!



LIST OF MAJOR DONATIONS (TAKHTIS)

ITEM	PLEDGE	STATUS
RELIGIOUS COMPLEX (Present Building)		
Land	\$211,000	
Derasar Renovation	\$201,000	
Library	\$41,000	PR
Exhibit Area 1	\$25,000	
Puja Preparation Room	\$51,000	
Derasar Storage Room	\$25,000	
ATMA SADHNA KENDRA (Post Office Building)		
Land	\$151,000	
Building	\$125,000	PR
Study Room 1	\$31,000	PR
Study Room 2	\$31,000	PR
Study Room 3	\$31,000	PR
Study Room 4	\$31,000	PR
PR = PLEDGE RECEIVED		

ITEM	PLEDGE	STATUS
CULTURAL COMPLEX (New Building)		
Land	\$211,000	PR
Building	\$125,000	PR
Temple Replica	\$151,000	PR
Meeting Hall	\$101,000	PR
Museum	\$75,000	PR
Exhibit Area 2	\$25,000	
Atithi Bhavan 1	\$75,000	PR
Atithi Bhavan 2	\$61,000	PR
Dignitary Room	\$31,000	
Dining Hall	\$75,000	PR
Office	\$31,000	PR
PR = PLEDGE RECEIVED		

ITEM	PLEDGE	STATUS
CULTURAL COMPLEX (New Building) - Cont.		
Audio Video System	\$61,000	PR
Elevator	\$51,000	
Kitchen	\$51,000	
Swadhyay Room 1	\$51,000	PR
Swadhyay Room 2	\$51,000	PR
Swadhyay Room 3	\$51,000	PR
Swadhyay Room 4	\$51,000	PR
Conference Room	\$51,000	
Children's Activity Rm	\$51,000	
Souvenir Shop	\$41,000	
Supplies/Maint Room	\$31,000	
PR = PLEDGE RECEIVED		



Jain Center of Southern California
 8072 Commonwealth Avenue
 Post Office Box 549
 Buena Park, California 90621-0549.
 Telephone: (714) 670-0890

To:

FIRST CLASS MAIL
 DATED MATERIAL